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## Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

**Area Name / Number:** Phinney Ridge / 42

**Previous Physical Inspection:** 2002

### Sales - Improved Summary:

Number of Sales: 831

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2007 Value</b>	\$182,900	\$278,800	\$461,700	\$528,000	87.4%	15.42%
<b>2008 Value</b>	\$249,300	\$273,300	\$522,600	\$528,000	99.0%	12.28%
<b>Change</b>	+\$66,400	+\$5,500	+\$60,900		+11.6%	-3.14%
<b>% Change</b>	+36.3%	-2.0%	+13.2%		+13.3%	-20.36%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.14% and -20.36% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2007 Value</b>	\$201,600	\$258,600	\$460,200
<b>2008 Value</b>	\$276,100	\$243,300	\$519,400
<b>Percent Change</b>	+37.0%	-5.9%	+12.9%

Number of improved Parcels in the Population: 4,784

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

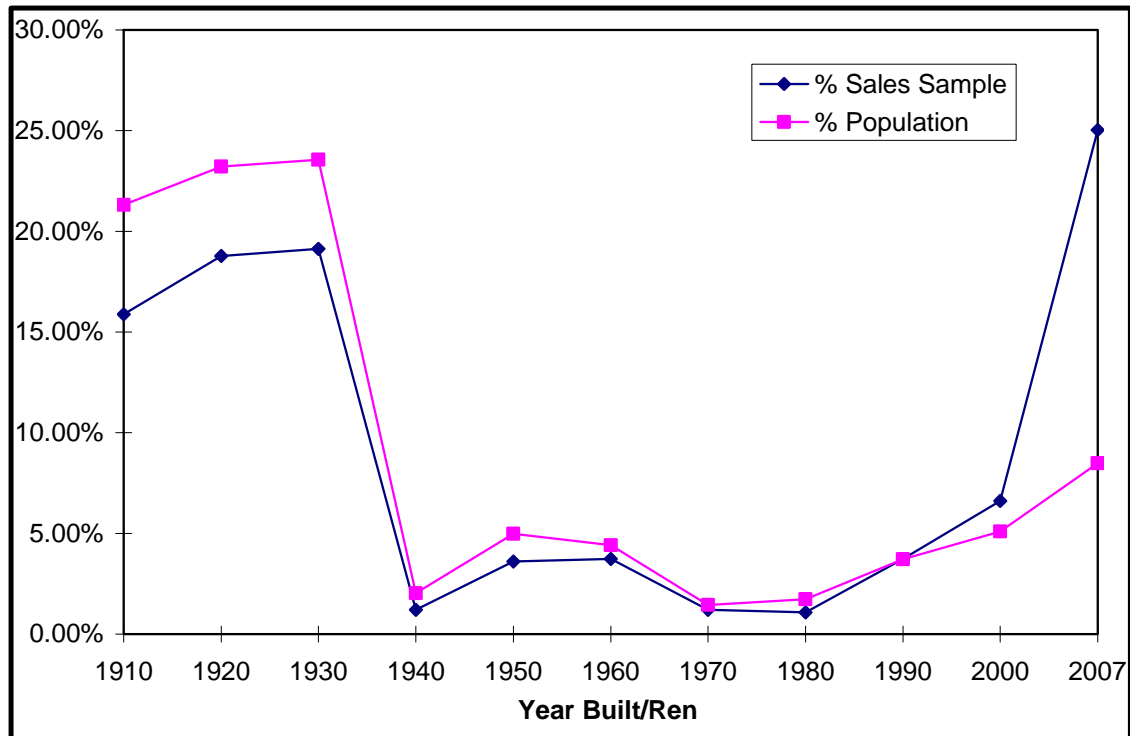
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built or Year Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	132	15.88%
1920	156	18.77%
1930	159	19.13%
1940	10	1.20%
1950	30	3.61%
1960	31	3.73%
1970	10	1.20%
1980	9	1.08%
1990	31	3.73%
2000	55	6.62%
2007	208	25.03%
	831	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	1020	21.32%
1920	1111	23.22%
1930	1127	23.56%
1940	97	2.03%
1950	238	4.97%
1960	211	4.41%
1970	69	1.44%
1980	83	1.73%
1990	178	3.72%
2000	244	5.10%
2007	406	8.49%
	4784	

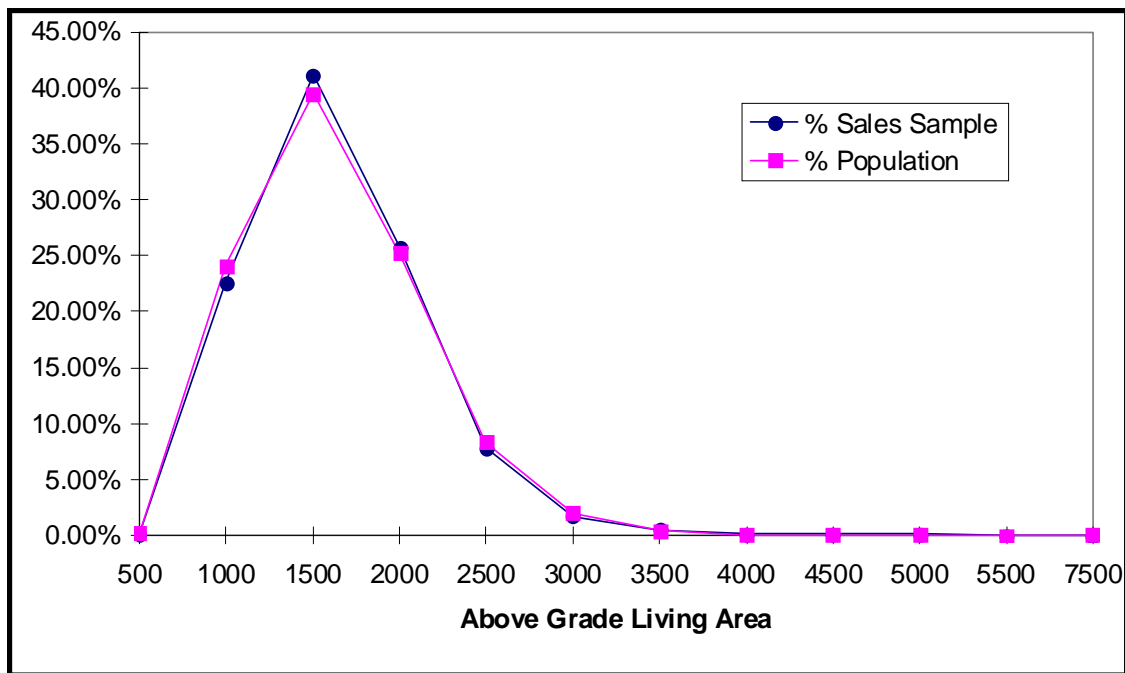


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built before 1940 are slightly under-represented.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.12%
1000	188	22.62%
1500	342	41.16%
2000	214	25.75%
2500	65	7.82%
3000	14	1.68%
3500	4	0.48%
4000	1	0.12%
4500	1	0.12%
5000	1	0.12%
5500	0	0.00%
7500	0	0.00%
	831	

Population		
AGLA	Frequency	% Population
500	9	0.19%
1000	1153	24.10%
1500	1888	39.46%
2000	1208	25.25%
2500	400	8.36%
3000	95	1.99%
3500	21	0.44%
4000	5	0.10%
4500	2	0.04%
5000	1	0.02%
5500	0	0.00%
7500	2	0.04%
	4784	

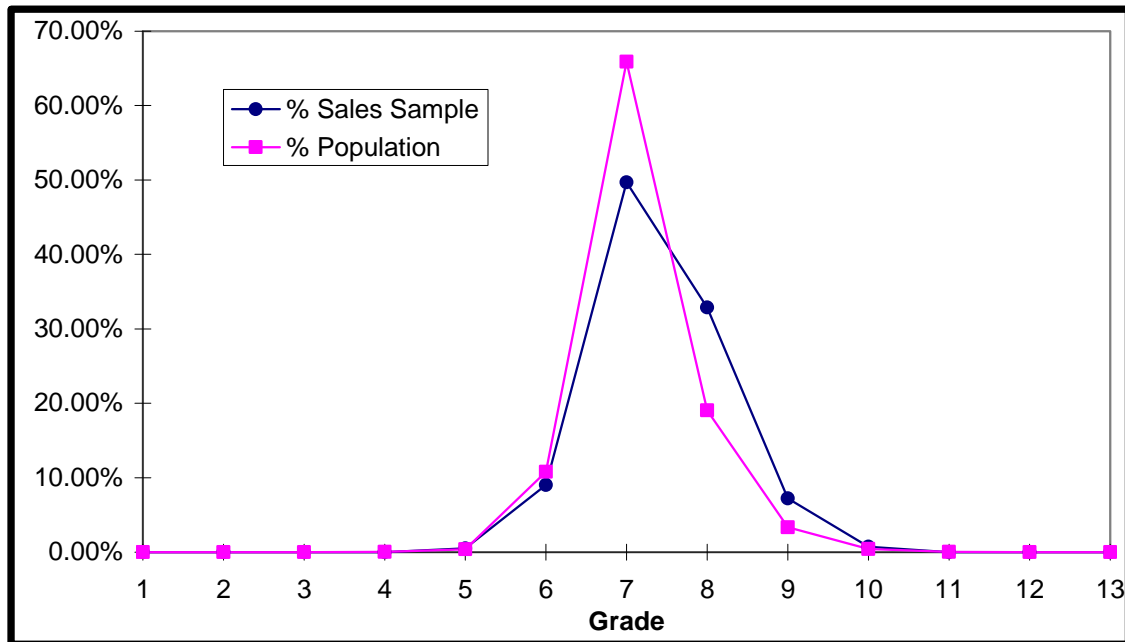


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

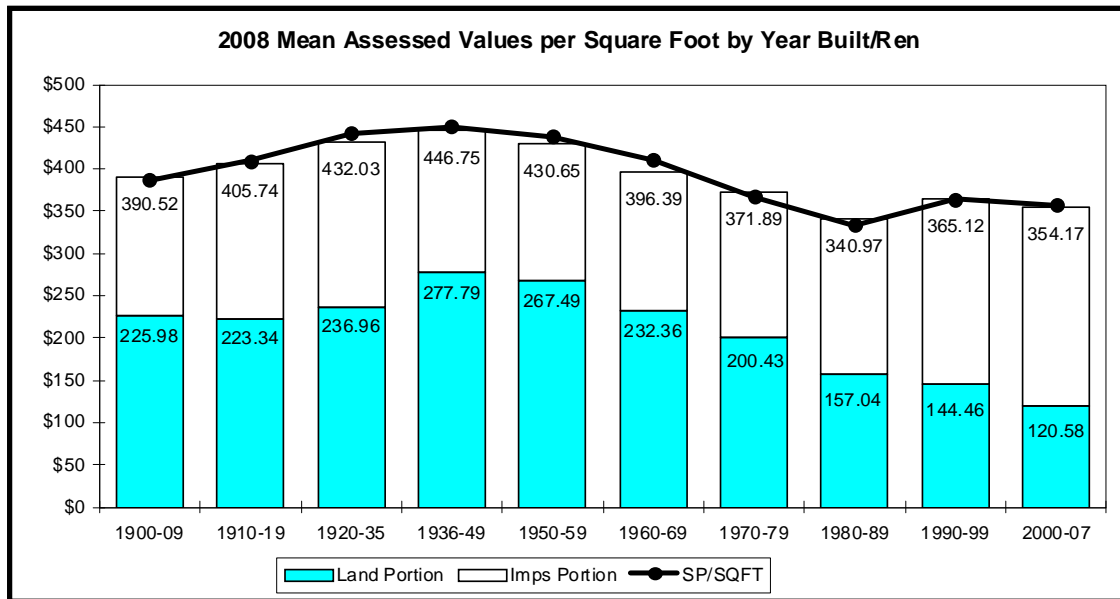
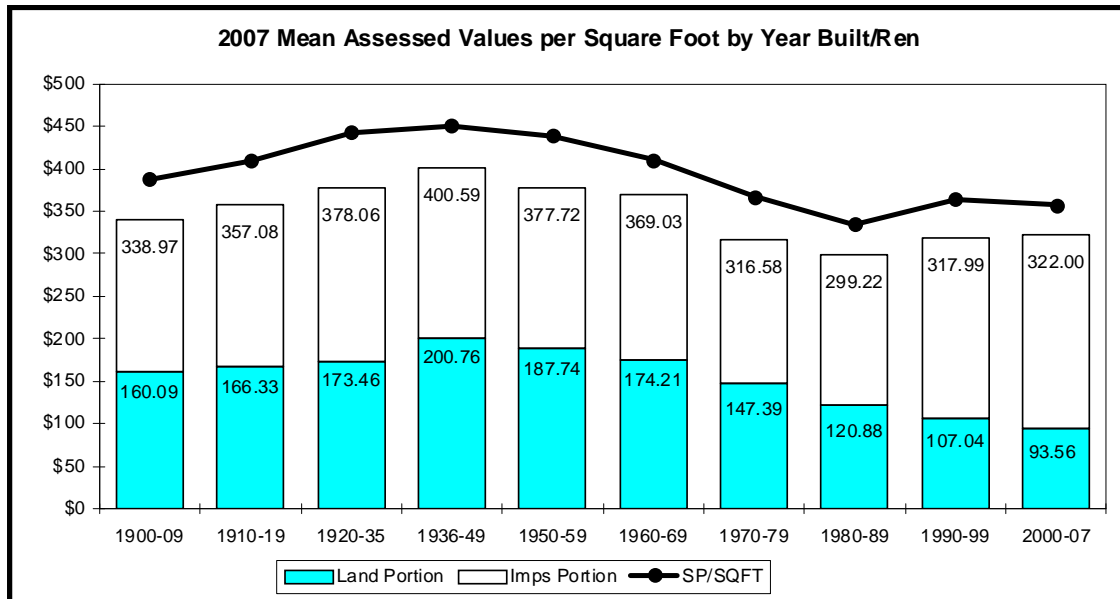
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.48%
6	75	9.03%
7	413	49.70%
8	273	32.85%
9	60	7.22%
10	6	0.72%
11	0	0.00%
12	0	0.00%
13	0	0.00%
831		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	19	0.40%
6	516	10.79%
7	3153	65.91%
8	912	19.06%
9	159	3.32%
10	21	0.44%
11	2	0.04%
12	0	0.00%
13	0	0.00%
4784		



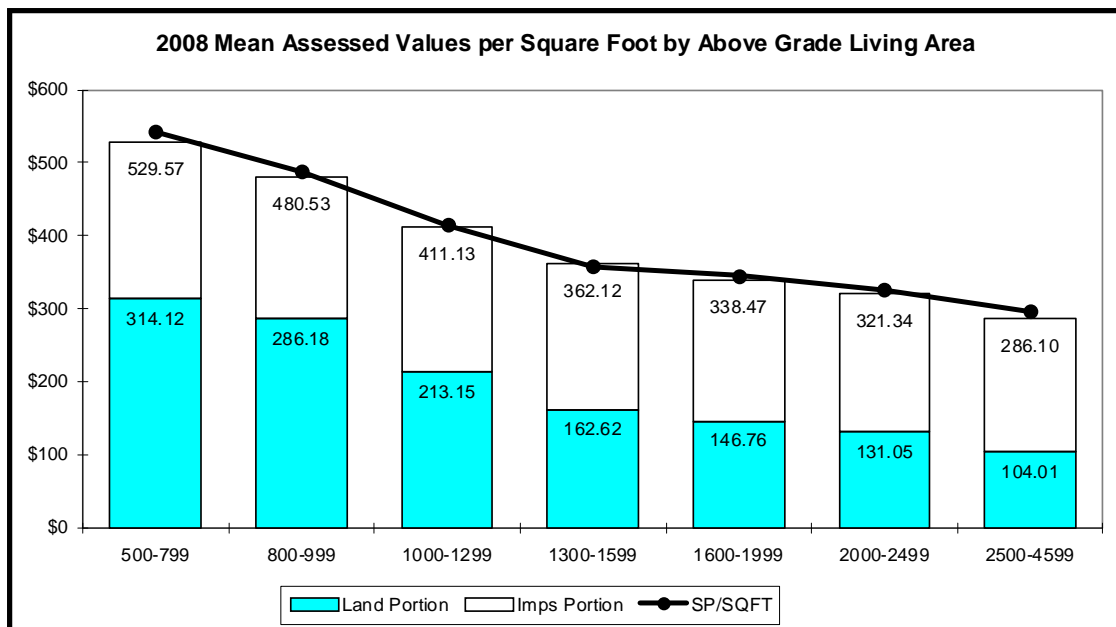
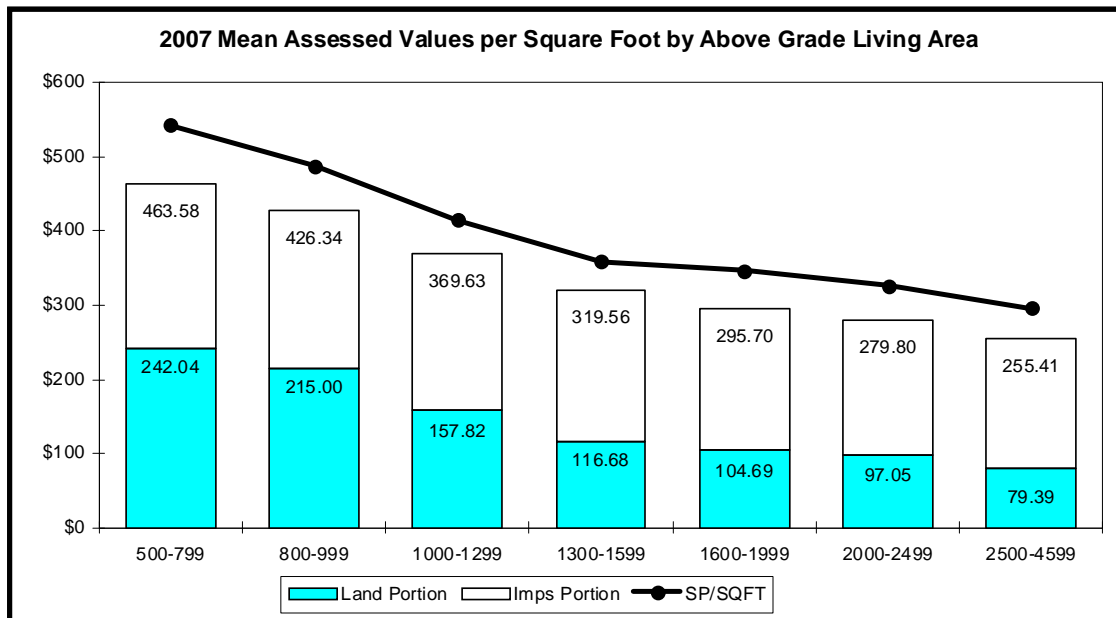
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade with exception to grade 7 homes. The sales sample of grade 7 houses are under-represented in relationship to the population.

## Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

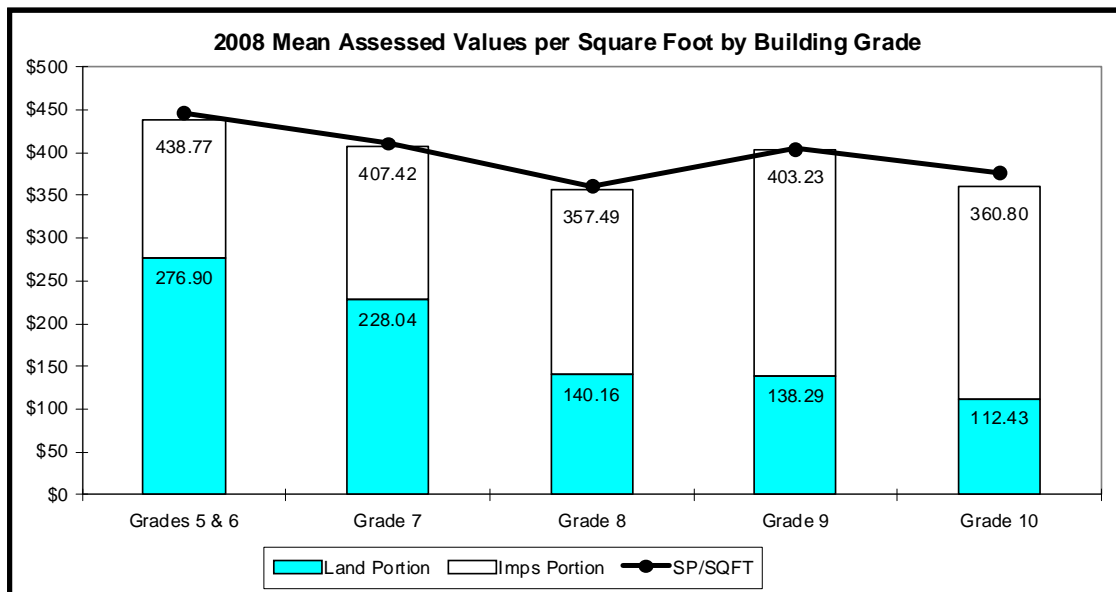
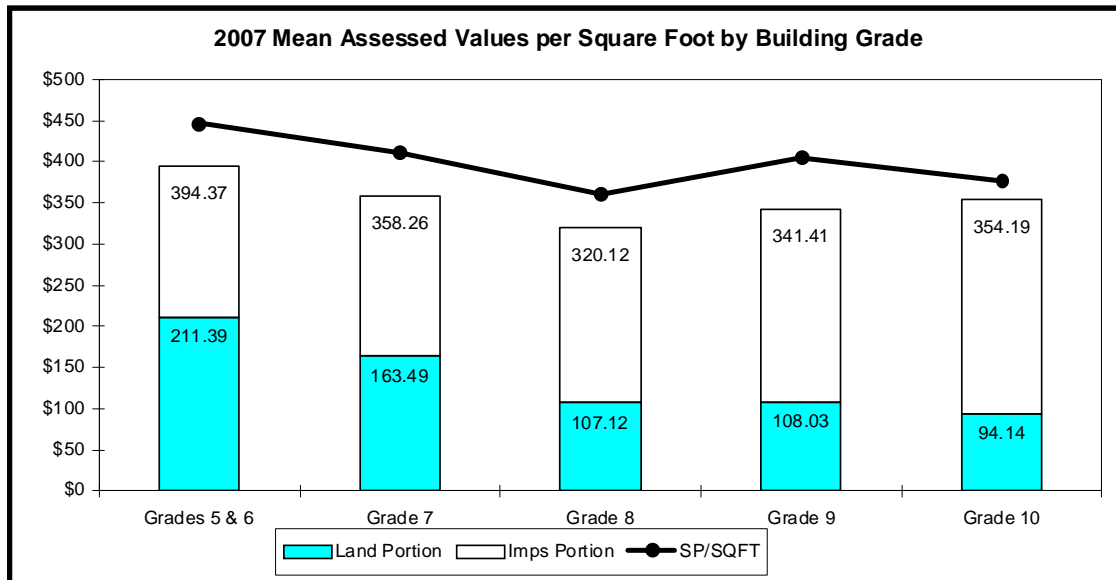
## **Comparison of 2007 and 2008 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

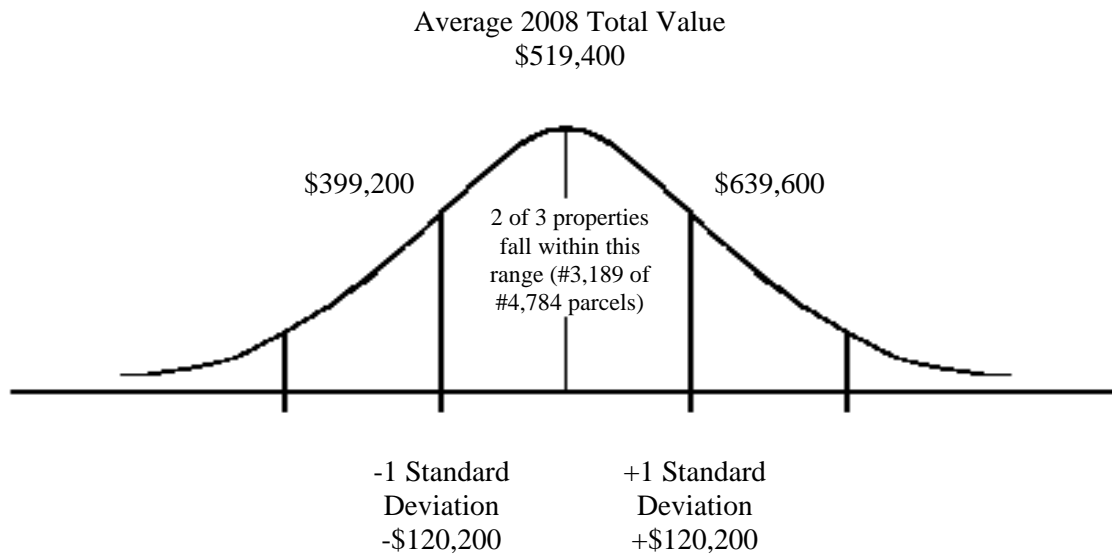


## ***Comparison of 2007 and 2008 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

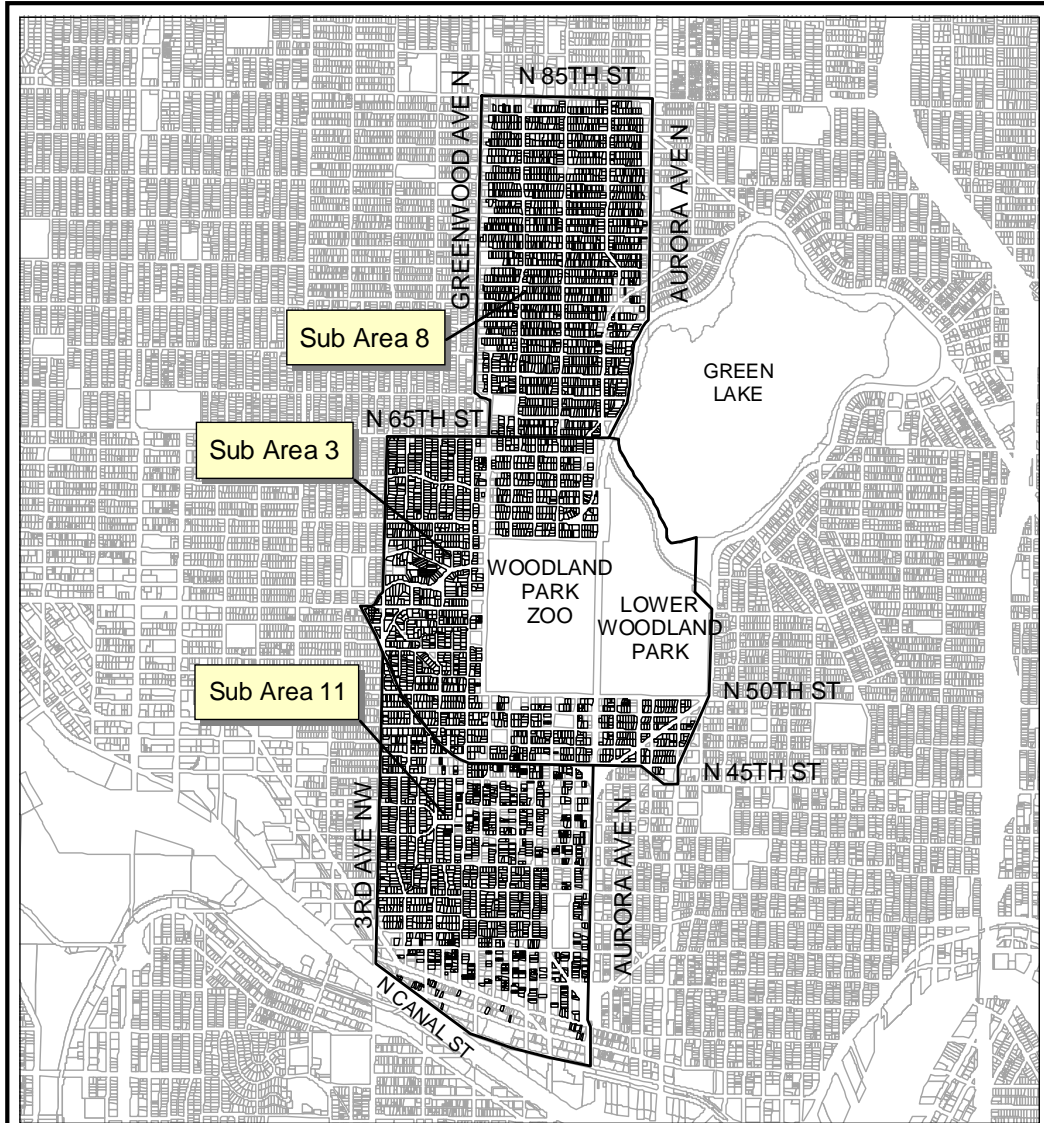
### ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## Area 42 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SEL\_c:\data\42 2009 eval\sub area map for report 6-19-08.apr



Department of Assessments



King County

## **Analysis Process**

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: June 19, 2008***

### ***Appraisal Team Members and Participation***

#### ***Highest and Best Use Analysis***

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

#### ***Special Assumptions and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2005 to 12/31/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Phinney Ridge

### **Boundaries:**

This area is generally bounded by North 85<sup>th</sup> Street on the north, Aurora Avenue North and East Green Lake Way North on the east, the ship canal to the south, and 3<sup>rd</sup> Avenue Northwest and Greenwood Avenue North on the west.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 42 is located in the northwestern area of Seattle. It contains the neighborhoods of Phinney Ridge, Fremont, west Green Lake, and a portion of Greenwood. Geographically it is located on a hill sloping easterly, westerly, and southerly. Phinney Avenue North is generally located at the crest of the hill in the northern section. Major attributes of this area include close proximity to Green Lake, Woodland Park Zoo, Woodland Park, University of Washington, and is relatively close to the downtown business core. Another major drawing point to this area is the view amenity. Approximately 25% of the properties enjoy a view of the Olympic mountains, Cascade mountains, Mt. Rainier, Puget Sound, Green Lake, Seattle Skyline, the ship canal, or has a territorial view. Approximately 98% of the parcels are improved in this area.

This area was one the first areas developed in Seattle. Roughly three quarters of the houses were built before 1930. The typical house is grade 7 in quality, has 1,393 square feet of above grade living area, has 1,613 square feet of total living area, and is in good condition. The typical lot size is 4,090 square feet. Since the late 1980's the remodel activity of existing homes in this area has been brisk. Construction of townhome style residences has greatly increased in the past 5 years. There were 454 parcels with townhomes constructed on them. Approximately 18% of the area is zoned to allow these higher density developments. Approximately 82% of the area is zoned for detached single family residences [SF 5000].

Area 42 is divided into three sub areas. Sub area 3 is the Phinney Ridge neighborhood. The eastern portion, north of the Woodland Park zoo, has views of the Cascades and Green Lake. The western portion has views of Puget Sound, the Olympics, the ship canal, Ballard, Bainbridge Island, and Magnolia. The average assessed value in sub area 3 is \$561,100 . Sub area 8 contains the west Green Lake area as well as a portion of Greenwood. The average assessed value is \$483,300 . Sub area 11 contains the Fremont neighborhood and the southern part of Phinney Ridge. The average assessed value here is \$519,600 .

The total assessed value of all parcels for the 2008 assessment year was \$2,663,458,500 . For the 2007 assessment year the total was \$2,293,293,800 . The physical inspection began in 10/07 and was completed in 6/08.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.42% to 12.28%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/1/05 to 12/31/07 were given primary consideration for valuing land. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of Green Lake, Wallingford, Ballard, Crown Hill, Sunset Hill, Greenwood, Bitter Lake, Broadview, Wedgwood, Bryant, Hawthorne Hills, Ravenna, Maple Leaf, Meadowbrook, View Ridge, University Village, and the University District were also analyzed in the valuation of land.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Land Model

### *Model Development, Description and Conclusions*

Approximately 98% of the parcels have houses on them in area 42. Consequently, there were few vacant land sales [3] occurring from 1/05 to 11/07 when the land analysis was done. One of these 3 sales was a purchase of a small strip of property from his neighbor. We also analyzed 78 teardown sales occurring in the same time frame. The majority of these teardown sales [53] occurred on parcels where multiple townhome style dwellings were built. These sales were analyzed to supplement the vacant lot sales analysis. We also analyzed sales in similar neighborhoods that included Green Lake, Wallingford, Ballard, Crown Hill, Sunset Hill, Greenwood, Bitter Lake, Broadview, Wedgwood, Bryant, Hawthorne Hills, Ravenna, Maple Leaf, Meadowbrook, View Ridge, University Village, and the University District. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 2001. Since the 2002 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

Large sites, where short platting is typical, were valued based on zoning and number of sites allowed for development with consideration made for development costs. The typical development cost used in this area was \$15,000 .

For land valuation summary purposes I have included a map at the end of this section that divides area 42 into eleven market segments labeled A – K. The breakdown of market segments was utilized as an efficient technique to identify and value different pockets within the sub areas.

**Area A** contains the western portion of sub area 3. It is known as the Phinney Ridge neighborhood. It is bounded by Phinney Avenue North on the east, North 65<sup>th</sup> Street on the north, 3<sup>rd</sup> Avenue Northwest on the west, and Northwest Market Street to the south. The topography slopes down from east to west with Phinney Avenue North being at the crest. Many homes have views of the Olympic Mountains, Puget Sound, Bainbridge Island, or Magnolia. The typical house was built before 1930 and has 1,780 square feet of living area. 96% of the parcels are zoned SF 5000 [one unit per 5,000 square feet]. Most homes have been maintained well over the years or remodeled recently. There are 894 parcels in **Area A**.

**Area B** contains the northeastern part of sub area 3. It is bounded by North 65th Street on the north, Phinney Avenue North on the west, North 59<sup>th</sup> Street on the south, and Aurora Avenue North on the east. The topography slopes from west to east with Phinney Avenue North being on the crest of the hill. Many homes have Green Lake, Cascades Mountain, or territorial views. The typical home was built before 1930 and has 1,839 square feet of living area. 99% of the parcels are zoned SF 5000 . **Area B** had the highest average sale price of all other market segments within area 42. There are 324 parcels in **Area B**.

**Area C** is the southern portion of sub area 3. It is located adjacent to the southern entrance of the Woodland Park Zoo. It is bounded by North 50<sup>th</sup> Street to the north, Greenwood Avenue North on the west, North 46<sup>th</sup> Street on the south, and Stone Way North to the east. The topography is relatively level and most parcels do not have any view amenity. This area is distinct compared to **Areas A and B** in that over one half of the parcels are zoned for higher density development compared to SF 5000 zoning. The typical house was built before 1930 and has 1,715 square feet of living area. The movement of tearing down some of these older homes and developing the parcels into multiple townhome style homes on small lots has started in this area. There are 378 parcels in **Area C**.

**Area D** is the core geographical area in sub area 8. The western part is located on the Phinney Ridge hill sloping from west to east. The eastern portion is known as the west Green Lake neighborhood. **Area D** is bounded by Greenwood Avenue North on the west, North 80<sup>th</sup> Street to the north, Aurora Avenue North on the east, and North 65<sup>th</sup> Street on the south. The western part of **Area D** has many parcels with views of Green Lake, Cascade Mountains, or the territory. Homes are smaller in total living area compared to sub area 3. Most of the parcels are zoned for single family dwellings [SF 5000]. There are 1,249 parcels in **Area D**.

**Area E** was designated as a way to bridge the gap of land values between **Area D** and **Area G** in sub area 8. It is impacted by the commercial use of properties located on Aurora Avenue North. This area is bounded by North 80<sup>th</sup> Street to the north, Aurora Avenue North to the east, Winona Avenue North on the south, and Linden Avenue North to the west. There are 135 parcels in **Area E**.

**Area F** contains part of the Greenwood neighborhood within sub area 8. It is bounded by North 85<sup>th</sup> Street on the north, Linden Avenue North on the east, North 80<sup>th</sup> Street on the south, and Greenwood Avenue North on the west. 99% of the parcels are zoned SF 5000 . Homes in **Area F** are smaller in total living area compared to **Area D**. There are 354 parcels in **Area F**.

**Area G** was designated as a way to bridge the gap of land values between **Area F** and **Area E**. It is bounded by North 85<sup>th</sup> Street on the north, Aurora Avenue North on the east, North 80<sup>th</sup> Street on the south, and Linden Avenue North on the west. It is impacted by the commercial use of properties located on Aurora Avenue North. The average sale price was the lowest in **Area G** compared to all other market segments. There are 113 parcels in **Area G**.

**Area H** is comprised of the northwest section of sub area 11. It is bounded by Northwest Market Street on the north, Palatine Avenue North on the east, Northwest 42<sup>nd</sup> Street on the south, and 3<sup>rd</sup> Avenue Northwest on the west. **Area H** is a transition area between the neighborhoods of Phinney Ridge and Fremont. It is distinguishable in that nearly one third of all the homes were built in the 1940's or 1950's. Over one half of the properties have some type of view amenity. 98% of the parcels are zoned SF 5000 . There are 354 parcels in **Area H**.

**Area I** contains the bulk of the Fremont neighborhood in sub area 11. It is bounded by North 46<sup>th</sup> Street on the north, Aurora Avenue North on the east, Northwest 39<sup>th</sup> Street on the south, and Palatine Avenue North and 3<sup>rd</sup> Avenue Northwest on the west. The northern and eastern portions of **Area I** are zoned to allow higher density townhome development. It is common in this area to see older homes torn down and clusters of new townhome style dwellings built. Approximately 22% of all homes have some type of view amenity. There are 846 parcels in **Area I**.



**Area J** is a portion of the Fremont neighborhood. It is bounded by North 39<sup>th</sup> Street to the north, Aurora Avenue North on the east, North 36<sup>th</sup> Street on the south, and 3<sup>rd</sup> Avenue Northwest on the west. **Area J** is similar to **Area I** except it is almost exclusively zoned to allow high density townhome development. Of the few remaining detached single family residences many are rental type dwellings. Nearly two-thirds of the homes in **Area J** are newly built townhomes. There are 163 parcels in **Area J**.

**Area K** is the southern most part of sub area 11. It is bounded by North 36<sup>th</sup> Street on the north, Aurora Avenue North on the east, the ship canal on the south, and 3<sup>rd</sup> Avenue Northwest on the west. This is a commercial/industrial area with a few homes scattered between businesses. All of these homes are on land that allows commercial or industrial uses. There are 13 parcels in **Area K**.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## ***Land Value Model Calibration***

### **Sub Area 3 - Phinney Ridge**

Lot Size Adjustments for Single Site Parcels on SF 5000 Zoned Land

Lot Size	Area A	Area B	Area C
900 - 1,699 s.f.	\$159,000	\$159,000	\$159,000
1,700 - 2,299 s.f.	\$197,000	\$201,000	\$192,000
2,300 - 2,699 s.f.	\$221,000	\$225,000	\$215,000
2,700 - 2,999 s.f.	\$244,000	\$249,000	\$237,000
3,000 - 3,499 s.f.	\$252,000	\$257,000	\$245,000
3,500 - 3,999 s.f.	\$274,000	\$279,000	\$266,000
4,000 - 4,499 s.f.	\$299,000	\$305,000	\$290,000
4,500 - 4,999 s.f.	\$307,000	\$313,000	\$297,000
5,000 - 5,499 s.f.	\$315,000	\$321,000	\$305,000
5,500 - 5,999 s.f.	\$320,000	\$326,000	\$309,000
6,000 - 6,499 s.f.	\$325,000	\$331,000	\$314,000
6,500 - 6,999 s.f.	\$330,000	\$336,000	\$319,000
7,000 - 7,499 s.f.	\$335,000	\$341,000	\$324,000
7,500 - 7,999 s.f.	\$340,000	\$346,000	\$329,000
8,000 - 8,999 s.f.	\$346,000	\$352,000	NA
9,000 - 9,999 s.f.	\$352,000	\$358,000	NA
10,000 - 10,999 s.f.	\$358,000	\$364,000	NA
11,000 - 12,999 s.f.	\$367,000	\$373,000	NA
13,000 - 14,999 s.f.	\$376,000	NA	NA

For view, traffic noise, and other adjustments see page 24.

### Sub Area 3 - Phinney Ridge

#### Lot Size Adjustments for Lowrise-1 Zoned Land

Lot Size	Area A	Area B	Area C
1,000 - 1,699 s.f.	\$159,000	\$159,000	\$159,000
1,700 - 2,299 s.f.	\$197,000	\$201,000	\$192,000
2,300 - 2,699 s.f.	\$221,000	\$225,000	\$215,000
2,700 - 2,999 s.f.	\$244,000	\$249,000	\$237,000
3,000 - 3,599 s.f.	\$252,000	\$257,000	\$245,000
3,600 - 3,999 s.f.	\$318,000	\$318,000	\$318,000
4,000 - 4,499 s.f.	\$477,000	\$477,000	\$477,000
4,500 - 4,999 s.f.	\$482,000	\$482,000	\$482,000
5,000 - 5,599 s.f.	\$487,000	\$487,000	\$487,000
5,600 - 5,999 s.f.	\$636,000	\$636,000	\$636,000
6,000 - 6,499 s.f.	\$639,000	\$639,000	\$639,000
6,500 - 6,999 s.f.	\$642,000	\$642,000	\$642,000
7,000 - 7,199 s.f.	\$645,000	\$645,000	\$645,000
7,200 - 7,499 s.f.	\$795,000	\$795,000	\$795,000
7,500 - 7,999 s.f.	\$799,000	\$799,000	\$799,000
8,000 - 8,799 s.f.	\$803,000	\$803,000	\$803,000
8,800 - 9,999 s.f.	\$954,000	\$954,000	\$954,000
10,000 - 10,999 s.f.	\$959,000	\$959,000	\$959,000

For view, traffic noise, and other adjustments see page 24.

### Sub Area 3 - Phinney Ridge

#### Lot Size Adjustments for Lowrise-2 or Lowrise-2RC Zoned Land

Lot Size	Area A	Area B	Area C
650 - 1,699 s.f.	\$159,000	\$159,000	\$159,000
1,700 - 2,299 s.f.	\$197,000	\$201,000	\$192,000
2,300 - 2,699 s.f.	\$221,000	\$225,000	\$215,000
2,700 - 3,199 s.f.	\$244,000	\$249,000	\$237,000
3,200 - 3,599 s.f.	\$318,000	\$318,000	\$318,000
3,600 - 4,199 s.f.	\$477,000	\$477,000	\$477,000
4,200 - 4,499 s.f.	\$636,000	\$636,000	\$636,000
4,500 - 4,999 s.f.	\$641,000	\$641,000	\$641,000
5,000 - 5,399 s.f.	\$646,000	\$646,000	\$646,000
5,400 - 5,999 s.f.	\$795,000	\$795,000	\$795,000
6,000 - 6,599 s.f.	\$798,000	\$798,000	\$798,000
6,600 - 6,999 s.f.	\$954,000	\$954,000	\$954,000
7,000 - 7,499 s.f.	\$957,000	\$957,000	\$957,000
7,500 - 7,999 s.f.	\$960,000	\$960,000	\$960,000

For view, traffic noise, and other adjustments see page 24.

### Sub Area 3 - Phinney Ridge

#### Lot Size Adjustments for Lowrise-3 or Lowrise-3RC Zoned Land

Lot Size	Area A	Area B	Area C
650 - 1,699 s.f.	\$159,000	\$159,000	\$159,000
1,700 - 2,299 s.f.	\$197,000	\$201,000	\$192,000
2,300 - 2,699 s.f.	\$221,000	\$225,000	\$215,000
2,700 - 2,999 s.f.	\$244,000	\$249,000	\$237,000
3,000 - 3,499 s.f.	\$318,000	\$318,000	\$318,000
3,500 - 3,599 s.f.	\$477,000	\$477,000	\$477,000
3,600 - 3,999 s.f.	\$480,000	\$480,000	\$480,000
4,000 - 4,499 s.f.	\$636,000	\$636,000	\$636,000
4,500 - 4,999 s.f.	\$641,000	\$641,000	\$641,000
5,000 - 5,399 s.f.	\$646,000	\$646,000	\$646,000
5,400 - 5,999 s.f.	\$795,000	\$795,000	\$795,000
6,000 - 6,599 s.f.	\$954,000	\$954,000	\$954,000
6,600 - 6,999 s.f.	\$957,000	\$957,000	\$957,000
7,000 - 7,399 s.f.	\$959,000	\$959,000	\$959,000

For view, traffic noise, and other adjustments see page 24.

### Sub Area 3 - Phinney Ridge

#### Lot Size Adjustments for LDT Zoned Land

Lot Size	Area C
650 - 1,699 s.f.	\$159,000
1,700 - 2,299 s.f.	\$192,000
2,300 - 2,699 s.f.	\$215,000
2,700 - 2,999 s.f.	\$237,000
3,000 - 3,499 s.f.	\$245,000
3,500 - 3,999 s.f.	\$266,000
4,000 - 4,499 s.f.	\$318,000
4,500 - 4,999 s.f.	\$325,000
5,000 - 5,499 s.f.	\$333,000
5,500 - 5,999 s.f.	\$337,000
6,000 - 6,499 s.f.	\$477,000

For view, traffic noise, and other adjustments see page 24.

For the following zonings we applied the commercial land model unless it was known townhome development was going to occur:

Zoning	AV per S.F.
C1-40	\$36 - \$105
IB U/45	\$70
IG2 U/65	\$60
NC2-30	\$105
NC2-40	\$70 - \$110
NC3-40	\$70 - \$115

### **Sub Area 3 – Phinney Ridge**

Land valuation adjustments after lot size:

#### View Amenity (Cumulative)

- + 6% for average Olympic Mountain view
- + 10% for good Olympic Mountain view
- + 12% for excellent Olympic Mountain view
  
- + 6% for average Cascade Mountain view
- + 9% for good Cascade Mountain view
  
- + 1% for average Mt. Rainier view
  
- + 8% for fair Puget Sound view
  
- + 15% for average Green Lake view
- + 21% for good Green Lake view
  
- + 4% for average ship canal view
- + 8% for good ship canal view
  
- + 10% for average Seattle Skyline view
  
- + 4% for average territorial view
- + 8% for good territorial view
- + 10% for excellent territorial view

For example a parcel with an average Olympic Mountain and fair Puget Sound view would receive a 14% [6% + 8%] upward adjustment for view.

#### Traffic Noise

- 5% for moderate traffic noise
- 15% for high traffic noise
- 30% for extreme traffic noise

#### Other Adjustments

- 5% if adjacent to commercial property

Land value for townhome parcels was \$159,000 plus one half of the view and traffic adjustments listed above.

Land Value = (Lot Size Adjusted Value-Traffic Adjustment-Adjacent to Commercial Adjustment) + View Adjustment

## Sub Area 8 - West Greenlake/Greenwood

### Lot Size Adjustments for Single Site Parcels on SF 5000 Zoned Land

Lot Size	Area D	Area E	Area F	Area G
900 - 1,699 s.f.	\$159,000	\$159,000	\$123,000	\$123,000
1,700 - 2,299 s.f.	\$192,000	\$174,000	\$175,000	\$159,000
2,300 - 2,699 s.f.	\$215,000	\$195,000	\$196,000	\$178,000
2,700 - 2,999 s.f.	\$237,000	\$215,000	\$217,000	\$197,000
3,000 - 3,499 s.f.	\$245,000	\$222,000	\$224,000	\$204,000
3,500 - 3,999 s.f.	\$266,000	\$241,000	\$244,000	\$222,000
4,000 - 4,499 s.f.	\$290,000	\$263,000	\$266,000	\$242,000
4,500 - 4,999 s.f.	\$297,000	\$270,000	\$273,000	\$248,000
5,000 - 5,499 s.f.	\$305,000	\$277,000	\$280,000	\$255,000
5,500 - 5,999 s.f.	\$309,000	\$281,000	\$284,000	\$259,000
6,000 - 6,499 s.f.	\$314,000	\$285,000	\$288,000	\$263,000
6,500 - 6,999 s.f.	\$319,000	\$290,000	\$292,000	NA
7,000 - 7,499 s.f.	\$324,000	\$294,000	\$296,000	NA
7,500 - 7,999 s.f.	\$329,000	\$298,000	\$300,000	NA
8,000 - 8,999 s.f.	\$335,000	\$303,000	\$305,000	NA
9,000 - 9,999 s.f.	\$341,000	\$308,000	\$310,000	NA
10,000 - 10,999 s.f.	\$347,000	NA	NA	NA
11,000 - 12,999 s.f.	\$356,000	NA	NA	NA
13,000 - 14,999 s.f.	\$365,000	NA	NA	NA

For view, traffic noise, and other adjustments see page 29



## Sub Area 8 - West Greenlake/Greenwood

### Lot Size Adjustments for Lowrise-2 Zoned Land

Lot Size	Area D	Area E	Area F	Area G
650 - 1,699 s.f.	\$159,000	\$159,000	\$123,000	\$123,000
1,700 - 2,299 s.f.	\$192,000	\$174,000	\$175,000	\$159,000
2,300 - 2,699 s.f.	\$215,000	\$195,000	\$196,000	\$178,000
2,700 - 3,199 s.f.	\$237,000	\$215,000	\$217,000	\$197,000
3,200 - 3,599 s.f.	\$318,000	\$318,000	\$246,000	\$246,000
3,600 - 4,199 s.f.	\$477,000	\$477,000	\$369,000	\$369,000
4,200 - 4,499 s.f.	\$636,000	\$636,000	\$492,000	\$492,000
4,500 - 4,999 s.f.	\$641,000	\$641,000	\$497,000	\$497,000
5,000 - 5,399 s.f.	\$646,000	\$646,000	\$502,000	\$502,000
5,400 - 5,999 s.f.	\$795,000	\$795,000	\$615,000	\$615,000
6,000 - 6,599 s.f.	\$798,000	\$798,000	\$618,000	\$618,000
6,600 - 6,999 s.f.	\$954,000	\$954,000	\$738,000	\$738,000
7,000 - 7,499 s.f.	\$957,000	\$957,000	\$741,000	\$741,000
7,500 - 7,999 s.f.	\$960,000	\$960,000	\$744,000	\$744,000

For view, traffic noise, and other adjustments see page 29

## Sub Area 8 - West Greenlake/Greenwood

Lot Size Adjustments for Lowrise-3 or Lowrise-3RC Zoned Land

Lot Size	Area D	Area E	Area F	Area G
650 - 1,699 s.f.	\$159,000	\$159,000	\$123,000	\$123,000
1,700 - 2,299 s.f.	\$192,000	\$174,000	\$175,000	\$159,000
2,300 - 2,699 s.f.	\$215,000	\$195,000	\$196,000	\$178,000
2,700 - 2,999 s.f.	\$237,000	\$215,000	\$217,000	\$197,000
3,000 - 3,499 s.f.	\$318,000	\$318,000	\$246,000	\$246,000
3,500 - 3,599 s.f.	\$477,000	\$477,000	\$369,000	\$369,000
3,600 - 3,999 s.f.	\$480,000	\$480,000	\$372,000	\$372,000
4,000 - 4,499 s.f.	\$636,000	\$636,000	\$492,000	\$492,000
4,500 - 4,999 s.f.	\$641,000	\$641,000	\$497,000	\$497,000
5,000 - 5,399 s.f.	\$646,000	\$646,000	\$502,000	\$502,000
5,400 - 5,999 s.f.	\$795,000	\$795,000	\$615,000	\$615,000
6,000 - 6,599 s.f.	\$954,000	\$954,000	\$738,000	\$738,000
6,600 - 6,999 s.f.	\$957,000	\$957,000	\$741,000	\$741,000
7,000 - 7,399 s.f.	\$959,000	\$959,000	\$743,000	\$743,000

For view, traffic noise, and other adjustments see page 29

### **Sub Area 8 - West Greenlake/Greenwood**

For the following zonings we applied the commercial land model unless it was known townhome development was going to occur:

Zoning	AV per S.F.
C1-40	\$65
NC2-40	\$70 - \$85
NC3-40	\$70

## Sub Area 8 – West Green Lake/Greenwood

Land valuation adjustments after lot size:

### View Amenity (Cumulative)

+ 6% for average Cascade Mountain view

+ 9% for good Cascade Mountain view

+ 15% for average Green Lake view

+ 21% for good Green Lake view

+ 4% for average territorial view

+ 8% for good territorial view

For example a parcel with a good Cascade Mountain and average Green Lake view would receive a 24% [9% + 15%] upward adjustment for view.

### Traffic Noise

- 5% for moderate traffic noise

- 15% for high traffic noise

- 30% for extreme traffic noise

### Other Adjustments

- 5% if adjacent to commercial property

Land value for townhome parcels in **Areas D** and **E** was \$159,000 and in **Areas F** and **G** was \$123,000 plus one half of the view and traffic adjustments listed above.

Land Value = (Lot Size Adjusted Value-Traffic Adjustment-Adjacent to Commercial Adjustment) + View Adjustment

## Sub Area 11 - Fremont

### Lot Size Adjustments for Single Site Parcels on SF 5000 Zoned Land

Lot Size	Area H	Area I
650 - 1,699 s.f.	\$155,000	\$155,000
1,700 - 2,299 s.f.	\$184,000	\$183,000
2,300 - 2,699 s.f.	\$206,000	\$205,000
2,700 - 2,999 s.f.	\$228,000	\$226,000
3,000 - 3,499 s.f.	\$236,000	\$233,000
3,500 - 3,999 s.f.	\$257,000	\$253,000
4,000 - 4,499 s.f.	\$280,000	\$276,000
4,500 - 4,999 s.f.	\$287,000	\$283,000
5,000 - 5,499 s.f.	\$295,000	\$291,000
5,500 - 5,999 s.f.	\$299,000	\$295,000
6,000 - 6,499 s.f.	\$304,000	\$300,000
6,500 - 6,999 s.f.	\$309,000	\$305,000
7,000 - 7,499 s.f.	\$314,000	\$310,000
7,500 - 7,999 s.f.	\$319,000	\$315,000
8,000 - 8,999 s.f.	\$325,000	\$321,000
9,000 - 9,999 s.f.	\$331,000	\$327,000
10,000 - 10,999 s.f.	\$337,000	\$333,000
11,000 - 12,999 s.f.	\$345,000	\$341,000

There are no SF 5000 zoned parcels in Areas J or K

For view, traffic noise, and other adjustments see page 36

## Sub Area 11 - Fremont

### Lot Size Adjustments for Lowrise-1 Zoned Land

Lot Size	Area I	Area J
1,000 - 1,699 s.f.	\$155,000	\$150,000
1,700 - 2,299 s.f.	\$183,000	\$172,000
2,300 - 2,699 s.f.	\$205,000	\$193,000
2,700 - 2,999 s.f.	\$226,000	\$213,000
3,000 - 3,599 s.f.	\$233,000	\$220,000
3,600 - 3,999 s.f.	\$310,000	\$300,000
4,000 - 4,499 s.f.	\$465,000	\$450,000
4,500 - 4,999 s.f.	\$470,000	\$455,000
5,000 - 5,599 s.f.	\$475,000	\$460,000
5,600 - 5,999 s.f.	\$620,000	\$600,000
6,000 - 6,499 s.f.	\$623,000	\$603,000
6,500 - 6,999 s.f.	\$626,000	\$606,000
7,000 - 7,199 s.f.	\$629,000	\$609,000
7,200 - 7,499 s.f.	\$775,000	\$750,000
7,500 - 7,999 s.f.	\$779,000	\$754,000
8,000 - 8,799 s.f.	\$783,000	\$758,000
8,800 - 9,999 s.f.	\$930,000	\$900,000
10,000 - 10,999 s.f.	\$935,000	\$905,000

There are no Lowrise-1 zoned parcels in Areas H or K

For view, traffic noise, and other adjustments see page 36

## Sub Area 11 - Fremont

### Lot Size Adjustments for Lowrise-2 Zoned Land

Lot Size	Area I	Area J
650 - 1,699 s.f.	\$155,000	\$150,000
1,700 - 2,299 s.f.	\$183,000	\$172,000
2,300 - 2,699 s.f.	\$205,000	\$193,000
2,700 - 3,199 s.f.	\$226,000	\$213,000
3,200 - 3,599 s.f.	\$310,000	\$300,000
3,600 - 4,199 s.f.	\$465,000	\$450,000
4,200 - 4,499 s.f.	\$620,000	\$600,000
4,500 - 4,999 s.f.	\$625,000	\$605,000
5,000 - 5,399 s.f.	\$630,000	\$610,000
5,400 - 5,999 s.f.	\$775,000	\$750,000
6,000 - 6,599 s.f.	\$778,000	\$753,000
6,600 - 6,999 s.f.	\$930,000	\$900,000
7,000 - 7,499 s.f.	\$933,000	\$903,000
7,500 - 7,999 s.f.	\$936,000	\$906,000

There are no Lowrise-2 zoned parcels in Areas H or K

For view, traffic noise, and other adjustments see page 36

## Sub Area 11 - Fremont

### Lot Size Adjustments for Lowrise-3 or Lowrise-3RC Zoned Land

Lot Size	Area H	Area I	Area J
650 - 1,699 s.f.	\$155,000	\$155,000	\$150,000
1,700 - 2,299 s.f.	\$184,000	\$183,000	\$172,000
2,300 - 2,699 s.f.	\$206,000	\$205,000	\$193,000
2,700 - 2,999 s.f.	\$228,000	\$226,000	\$213,000
3,000 - 3,499 s.f.	\$310,000	\$310,000	\$300,000
3,500 - 3,599 s.f.	\$465,000	\$465,000	\$450,000
3,600 - 3,999 s.f.	\$468,000	\$468,000	\$453,000
4,000 - 4,499 s.f.	\$620,000	\$620,000	\$600,000
4,500 - 4,999 s.f.	\$625,000	\$625,000	\$605,000
5,000 - 5,399 s.f.	\$630,000	\$630,000	\$610,000
5,400 - 5,999 s.f.	\$775,000	\$775,000	\$750,000
6,000 - 6,599 s.f.	\$930,000	\$930,000	\$900,000
6,600 - 6,999 s.f.	\$933,000	\$933,000	\$903,000
7,000 - 7,399 s.f.	\$935,000	\$935,000	\$905,000

There are no Lowrise-3 or Lowrise-3RC zoned parcels in Area K

For view, traffic noise, and other adjustments see page 36



## Sub Area 11 - Fremont

### Lot Size Adjustments for LDT Zoned Land

Lot Size	Area I	Area J
650 - 1,699 s.f.	\$155,000	\$150,000
1,700 - 2,299 s.f.	\$183,000	\$172,000
2,300 - 2,699 s.f.	\$205,000	\$193,000
2,700 - 2,999 s.f.	\$226,000	\$213,000
3,000 - 3,499 s.f.	\$233,000	\$220,000
3,500 - 3,999 s.f.	\$253,000	\$239,000
4,000 - 4,499 s.f.	\$310,000	\$300,000
4,500 - 4,999 s.f.	\$317,000	\$307,000
5,000 - 5,499 s.f.	\$325,000	\$315,000
5,500 - 5,999 s.f.	\$329,000	\$319,000
6,000 - 6,499 s.f.	\$465,000	\$450,000

There are no LDT zoned parcels in Areas H and K

For view, traffic noise, and other adjustments see page 36

### **Sub Area 11 - Fremont**

For the following zonings we applied the commercial land model unless it was known townhome development was going to occur:

Zoning	AV per S.F.
C1-40	\$36 - \$105
IB U/45	\$70
IG2 U/65	\$59 - \$60
NC2-40	\$110
NC3-40	\$113 - \$115

## Sub Area 11 – Fremont

Land valuation adjustments after lot size:

### View Amenity (Cumulative)

- + 6% for average Olympic Mountain view
- + 10% for good Olympic Mountain view
- + 12% for excellent Olympic Mountain view
  
- + 6% for average Cascade Mountain view
  
- + 1% for average Mt. Rainier view
- + 3% for good Mt. Rainier view
  
- + 8% for fair Puget Sound view
  
- + 10% for average Seattle Skyline view
- + 16% for good Seattle Skyline view
  
- + 4% for average ship canal view
- + 8% for good ship canal view
  
- + 4% for average territorial view
- + 8% for good territorial view
- + 10% for excellent territorial view

For example a parcel with an average Olympic Mountain and good territorial view would receive a 14% [6% + 8%] upward adjustment for view.

### Traffic Noise

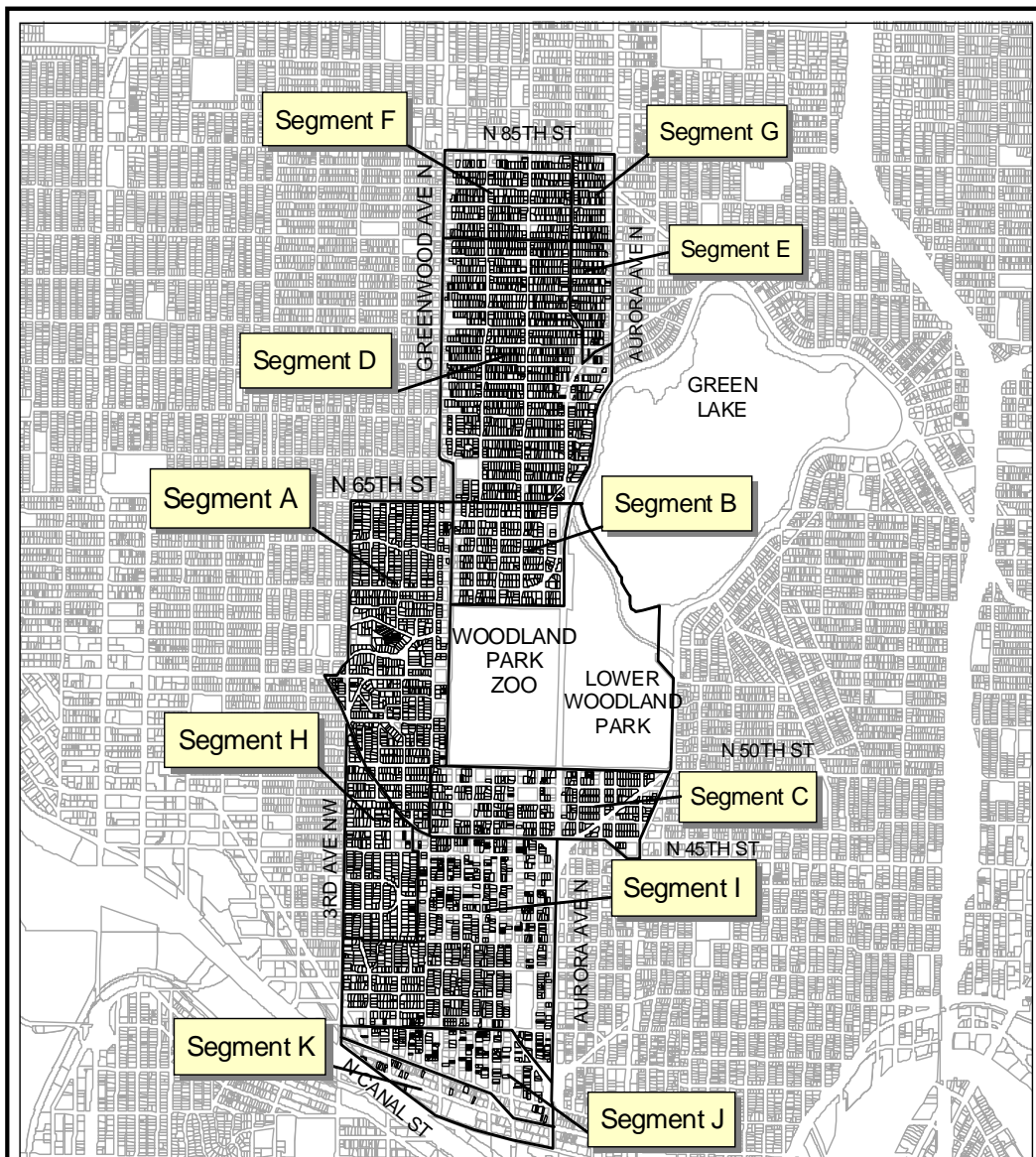
- 5% for moderate traffic noise
- 15% for high traffic noise
- 30% for extreme traffic noise

### Other Adjustments

- 5% if adjacent to commercial property

Land value for townhome parcels in **Areas H and I** was \$155,000 and in **Area J** was \$150,000 plus one half of the view and traffic adjustments listed above. There are no townhomes in **Area K**.

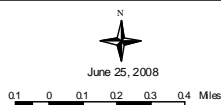
Land Value = (Lot Size Adjusted Value-Traffic Adjustment-Adjacent to Commercial Adjustment) + View Adjustment



## Area 42 Market Segments

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Department of Assessments



***Vacant Sales Used In This Physical Inspection Analysis  
Area 42***

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
42-3	045500	0475	4/28/07	725,000	8,556	N	N
42-3	122503	9044	3/3/05	355,000	7,455	Y	N
42-3	138380	0005	4/2/07	435,000	5,130	Y	N
42-3	138380	0010	4/2/07	435,000	3,716	Y	N
42-3	138380	0015	4/2/07	470,000	3,694	Y	N
42-3	686520	0346	4/17/06	513,000	4,300	N	N
42-3	798640	0290	12/13/05	275,000	4,500	Y	N
42-3	928780	1695	11/1/05	345,000	6,136	Y	N
42-3	952110	0210	8/31/05	435,000	5,000	N	N
42-3	952110	0215	1/4/05	420,000	5,000	N	N
42-3	952110	0315	8/30/06	555,000	5,000	N	N
42-3	952110	0905	5/18/05	520,000	6,000	N	N
42-3	952110	0910	9/28/06	520,000	4,400	N	N
42-3	952310	0715	1/17/07	1,735,000	10,200	Y	N
42-3	952310	0945	5/30/07	660,000	4,500	N	N
42-3	952310	1420	8/21/06	550,000	3,500	N	N
42-3	952310	1430	8/21/06	500,000	3,500	N	N
42-3	952310	1441	4/10/06	740,000	5,000	N	N
42-3	952310	3930	8/26/06	500,000	5,000	Y	N
42-3	952310	4160	3/20/06	357,000	3,376	N	N
42-3	953010	0015	1/23/05	465,000	8,400	N	N
42-3	953010	0120	8/10/05	575,000	11,425	Y	N
42-3	953010	0615	8/1/05	350,000	4,479	N	N
42-3	953010	0780	10/13/06	375,000	2,345	Y	N
42-3	953010	1420	5/17/05	359,000	5,437	N	N
42-3	953010	1430	6/26/07	435,000	4,500	Y	N
42-3	953010	1430	3/21/06	365,000	4,500	Y	N
42-3	953010	1780	9/20/06	529,000	4,500	N	N
42-8	009100	0045	12/19/06	225,000	4,000	Y	N
42-8	181480	0195	8/31/06	402,500	3,720	N	N
42-8	181480	1095	12/14/06	385,000	4,960	N	N
42-8	336240	0095	4/24/07	890,000	6,000	N	N
42-8	336240	0125	6/11/05	359,950	3,131	N	N
42-8	336240	0175	10/18/05	370,000	6,120	N	N
42-8	336240	0830	1/4/07	550,000	4,000	N	N
42-8	336240	1760	8/9/06	1,620,000	10,225	N	N
42-8	336290	0401	1/24/06	335,000	4,120	Y	N
42-8	336390	0020	11/15/06	460,000	4,000	Y	N
42-8	379700	0255	1/26/06	270,000	4,455	N	N
42-8	379700	0370	1/5/05	232,500	3,000	N	N
42-8	379700	0590	5/5/05	265,000	3,000	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
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<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
42-8	379700	0715	4/12/05	311,900	4,500	N	N
42-8	669050	0045	8/30/05	273,600	6,060	N	N
42-8	946820	0109	3/8/06	425,000	6,240	Y	N
42-11	085000	0225	8/5/06	296,000	3,750	N	N
42-11	085000	0225	6/2/06	429,950	3,750	N	N
42-11	132430	0125	1/9/06	500,000	5,000	N	N
42-11	193030	1290	5/5/06	430,000	4,000	N	N
42-11	197220	0091	10/3/06	450,000	4,000	N	N
42-11	197220	0180	11/16/06	747,500	5,000	N	N
42-11	197220	0226	2/14/07	499,000	3,750	N	N
42-11	197220	0245	1/2/07	765,000	5,000	N	N
42-11	197220	0245	2/15/06	500,000	5,000	N	N
42-11	197220	0250	8/2/06	725,000	5,000	N	N
42-11	197220	0260	12/29/05	475,000	4,500	N	N
42-11	197220	0425	4/24/06	650,000	5,000	N	N
42-11	197220	0615	2/25/05	510,000	5,000	N	N
42-11	197220	0670	4/20/05	450,000	5,000	N	N
42-11	197220	0720	7/11/05	600,000	5,000	N	N
42-11	197220	0875	2/23/05	1,275,000	10,000	Y	N
42-11	197220	1595	5/14/07	700,000	5,844	N	N
42-11	197220	1595	7/19/06	650,000	5,844	N	N
42-11	197220	2385	10/21/05	810,000	6,000	N	N
42-11	569350	0355	8/15/06	600,000	5,000	N	N
42-11	569350	0845	9/6/06	418,000	3,751	N	N
42-11	569350	1025	4/18/06	595,000	5,061	N	N
42-11	569350	1100	9/28/05	565,000	5,000	N	N
42-11	569400	0700	12/21/05	510,000	5,000	N	N
42-11	569400	0715	3/31/06	565,000	4,500	N	N
42-11	569500	0165	5/26/06	625,000	5,000	N	N
42-11	661000	0895	3/10/05	380,000	6,600	N	N
42-11	661000	0985	3/16/05	450,000	5,997	Y	N
42-11	661000	0990	10/17/06	685,000	7,000	Y	N
42-11	751750	0410	2/14/07	575,000	8,760	N	N
42-11	812970	0410	6/1/05	600,000	7,032	N	N
42-11	812970	0730	5/19/06	1,570,000	10,538	Y	N
42-11	952110	0290	10/24/05	550,000	5,000	N	N
42-11	952110	0295	10/27/05	850,000	7,500	N	N
42-11	952110	0845	1/18/06	657,000	5,000	N	N
42-11	952110	0865	6/29/05	442,500	4,000	N	N
5-2	016400	0411	1/10/05	295,000	7,160	N	N
5-4	891100	0180	5/31/06	299,950	7,987	N	N
5-5	312604	9311	1/25/07	263,000	6,120	N	N
5-5	312604	9448	3/15/05	130,000	4,259	N	N
5-5	614560	0546	8/18/05	180,000	3,750	N	N
5-8	101500	0045	5/2/07	175,000	5,900	N	N

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Area 42***

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
5-8	101500	0045	2/21/05	146,000	5,900	N	N
5-8	101500	0060	5/7/07	160,000	2,950	N	N
7-7	206110	0510	7/31/06	295,000	3,720	Y	N
7-7	373590	0005	7/17/07	357,000	2,550	N	N
7-8	199520	0150	4/6/07	285,000	5,712	N	N
7-8	199520	0210	12/19/05	275,000	5,712	N	N
7-8	510040	1585	7/28/05	299,950	6,380	N	N
7-8	510040	2263	1/20/06	605,000	12,057	N	N
7-8	510140	4638	7/15/05	429,000	8,610	N	N
7-8	510140	5134	3/15/06	330,000	4,063	N	N
7-8	510140	5142	4/13/05	385,000	4,930	N	N
7-8	510140	5370	5/3/06	260,000	9,570	N	N
7-8	510140	6125	8/24/06	520,000	12,760	N	N
9-8	686520	0451	7/12/05	425,000	3,630	N	N
9-8	226500	0265	7/31/06	325,000	4,000	N	N
9-8	226500	0375	3/23/07	426,000	4,000	N	N
9-8	313120	1100	2/9/06	350,000	5,100	N	N
9-8	408330	1005	10/19/05	410,000	4,800	N	N
9-8	408380	2615	8/28/06	759,000	5,000	N	N
9-8	420690	1145	2/22/05	312,500	4,000	N	N
9-8	420690	1375	7/15/05	322,500	4,000	N	N
9-8	420690	1480	5/24/06	360,000	4,000	N	N
9-8	445230	0045	7/30/06	410,000	2,406	N	N
9-8	917860	0600	12/4/06	511,000	3,990	N	N
9-9	049550	0385	11/3/06	805,000	6,840	N	N
9-9	193130	0305	9/27/05	1,278,800	9,600	N	N
9-9	193130	0410	6/7/06	1,300,000	9,600	N	N
9-9	197220	1770	11/7/06	880,000	7,400	N	N
9-9	197220	2180	8/31/05	1,300,000	13,440	N	N
9-9	197220	2200	7/31/06	564,000	5,244	N	N
9-9	197220	2215	1/5/05	870,000	7,320	N	N
9-9	226450	0940	3/14/06	1,800,000	13,197	N	N
9-9	408330	4505	6/17/05	537,500	6,840	Y	N
9-9	408330	5010	5/18/05	410,000	4,360	Y	N
9-9	408330	6405	7/25/07	620,000	5,940	N	N
9-9	408330	6925	8/30/06	492,500	5,814	N	N
9-9	569450	1045	8/8/05	529,950	5,000	N	N
9-9	803270	0005	2/15/05	550,000	5,100	N	N
9-9	803270	0020	10/25/06	730,000	6,600	N	N
9-9	803270	0066	5/30/06	550,000	4,400	N	N
9-9	803270	0070	6/7/07	625,000	4,400	N	N
9-9	803270	0070	7/26/05	514,000	4,400	N	N
9-9	803270	0075	5/24/05	725,000	6,600	N	N
9-9	803270	0100	4/28/05	726,000	6,600	N	N
9-9	803270	0106	8/23/05	515,000	6,050	N	N

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9-9	803270	0110	1/20/06	555,000	4,950	N	N
9-9	803270	0130	7/4/06	535,000	4,400	N	N
9-9	952110	1640	11/3/06	720,000	5,000	N	N
19-1	046500	0010	2/2/07	2,350,000	15,598	N	N
19-1	047500	0160	7/20/07	855,000	7,500	N	N
19-1	047600	0015	8/25/06	792,000	5,000	N	N
19-1	047600	0080	11/7/06	672,000	5,000	N	N
19-1	047600	0110	11/22/05	600,000	5,000	N	N
19-1	047600	0115	6/18/07	715,000	5,000	N	N
19-1	047600	0230	9/22/06	660,000	5,000	N	N
19-1	047600	0295	2/27/07	665,000	5,000	N	N
19-1	047600	0320	5/25/06	625,000	5,000	N	N
19-1	276760	0515	3/8/05	250,000	4,407	N	N
19-1	276760	1285	5/18/06	482,000	5,259	N	N
19-1	276760	1290	11/21/05	670,000	7,219	N	N
19-1	276760	1310	5/25/06	425,000	3,800	N	N
19-1	276760	1650	3/15/07	1,000,001	6,800	N	N
19-1	276760	1655	5/24/07	650,000	5,000	N	N
19-1	276760	1945	12/1/05	359,950	5,000	N	N
19-1	276760	2505	1/10/07	499,000	5,000	N	N
19-1	276760	2835	1/5/06	325,000	4,650	N	N
19-1	276760	2855	7/10/06	386,000	4,650	N	N
19-1	276760	3450	7/21/05	326,000	3,772	N	N
19-1	276760	3475	2/7/05	300,000	4,200	N	N
19-1	276760	3585	6/23/05	1,050,000	10,000	N	N
19-1	276760	3615	3/29/06	635,000	5,000	N	N
19-1	276760	3795	5/18/07	925,000	10,000	N	N
19-1	276760	3905	9/29/06	545,000	5,000	N	N
19-1	276760	3960	7/26/06	625,000	5,000	N	N
19-1	276760	4075	5/10/06	625,000	4,650	N	N
19-1	276760	4215	8/26/05	575,000	5,000	N	N
19-1	276760	4252	8/25/05	400,000	3,901	N	N
19-1	276760	4345	12/7/05	610,000	5,000	N	N
19-1	276760	4410	5/30/07	680,000	5,000	N	N
19-1	276760	4560	12/12/05	610,000	5,000	N	N
19-1	276760	4600	6/6/05	440,000	5,000	N	N
19-1	276760	4705	5/22/06	625,000	5,000	N	N
19-1	276760	4725	8/27/07	700,000	5,000	N	N
19-1	276760	4730	8/29/07	700,000	5,000	N	N
19-1	276770	1475	2/22/05	445,000	5,000	N	N
19-1	755080	0326	12/21/06	300,000	6,000	N	N
19-1	755080	0510	6/22/07	318,100	5,000	N	N
19-1	867340	0020	6/22/06	631,100	4,700	N	N
19-10	022503	9097	12/22/06	346,800	6,476	N	N
19-10	022503	9097	12/22/06	405,000	6,476	N	N



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19-10	054600	0035	7/7/06	550,000	8,093	N	N
19-10	120500	0230	1/11/05	315,000	4,000	N	N
19-10	285610	1270	1/23/06	600,000	5,100	N	N
19-10	285610	1280	1/23/06	615,000	5,100	N	N
19-10	285610	1290	6/2/06	635,000	5,100	N	N
19-10	285610	1855	4/14/06	376,000	5,100	N	N
19-10	330070	0877	5/11/06	230,000	4,000	N	N
19-10	330070	0880	1/13/06	225,000	4,000	N	N
19-10	330070	1250	6/15/06	600,000	4,000	N	N
19-10	369390	0505	3/7/05	203,000	5,000	N	N
19-10	372780	0110	2/16/06	410,000	6,250	N	N
19-10	444330	0079	4/18/07	200,000	3,729	N	N
19-10	444380	0425	7/23/05	289,000	5,820	N	N
19-10	444380	1665	6/21/06	250,000	3,880	N	N
19-10	444730	0026	8/3/05	636,000	6,000	N	N
19-10	602150	3695	8/22/05	470,000	4,083	N	N
19-10	602150	3700	9/8/06	580,000	4,090	N	N
19-10	602150	3700	2/10/05	488,000	4,090	N	N
19-10	602150	3705	1/8/07	500,000	4,105	N	N
19-10	751850	5130	5/1/06	330,000	5,100	N	N
19-10	751850	7035	7/27/05	360,000	7,650	N	N
19-10	751850	7050	7/27/05	360,000	7,650	N	N
19-10	751850	7495	3/16/06	135,000	2,040	N	N
19-10	751850	7500	3/16/06	230,000	3,570	N	N
19-10	751850	7620	11/17/06	260,000	2,550	N	N
19-10	752250	0105	9/11/06	550,000	9,086	N	N
39-1	117600	0740	12/12/05	385,000	7,600	N	N
39-1	252603	9227	7/20/05	900,000	64,904	Y	N
39-1	620260	0090	8/10/05	765,000	62,726	Y	N
39-6	046400	1035	7/28/05	220,000	7,650	N	N
39-6	057900	3885	6/9/06	295,000	2,500	Y	N
39-6	281810	0216	3/25/05	175,000	3,061	Y	N
39-6	352603	9149	6/7/07	300,000	6,170	N	N
39-6	352603	9233	10/17/06	225,000	7,700	N	N
39-6	444130	0534	3/9/05	575,000	9,259	Y	N
39-6	607350	0050	10/26/05	315,000	6,825	N	N
39-6	799720	0040	1/7/05	200,000	5,000	Y	N
39-9	117600	0325	2/6/06	450,000	6,000	N	N
39-9	309650	0035	5/9/06	450,000	5,500	N	N
39-9	309650	0035	11/4/05	400,000	5,500	N	N
39-14	152630	0025	5/6/05	462,000	19,565	N	N
39-14	152630	0031	3/30/07	240,000	11,680	N	N
39-14	252603	9027	4/25/05	535,000	10,325	Y	N
39-14	361960	0116	5/16/06	399,000	9,896	Y	N
39-14	891050	0023	9/11/06	495,000	36,555	N	N

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43-5	125720	1140	4/19/06	420,000	6,120	N	N
43-5	125720	1845	2/21/06	400,000	4,590	N	N
43-5	125720	1855	12/5/05	400,000	4,590	N	N
43-5	125720	2805	7/5/06	451,000	4,590	N	N
43-5	125720	2930	6/17/05	284,450	5,008	Y	N
43-5	385690	0480	11/8/05	385,000	6,000	N	N
43-5	385690	1225	7/21/05	266,000	3,750	N	N
43-5	385690	1425	5/11/05	400,000	4,600	N	N
43-5	385690	1605	10/12/05	731,000	9,590	N	N
43-5	385690	3065	3/20/06	415,000	6,000	N	N
43-5	385690	4265	11/21/05	364,000	6,120	N	N
43-5	385690	5682	2/2/06	350,000	5,065	N	N
43-5	955020	1820	3/16/05	427,000	5,000	N	N
43-5	955020	2130	11/14/05	325,000	4,374	N	N
43-5	955020	2320	8/10/05	430,000	6,210	N	N
43-5	955120	0120	9/26/05	1,150,000	9,000	N	N
43-5	955120	0625	10/6/06	750,000	6,000	Y	N
43-5	955120	0875	12/15/05	350,000	2,480	Y	N
43-5	955120	1185	5/24/07	560,500	4,500	N	N
43-9	062504	9247	9/14/05	2,100,000	34,596	N	N
43-9	091700	0055	11/3/05	530,000	4,080	N	N
43-9	091700	0060	11/3/05	480,000	3,960	N	N
43-9	288320	0083	8/18/05	180,000	2,231	N	N
43-9	288320	0280	1/7/06	750,000	6,120	Y	N
43-9	288320	0410	7/6/06	1,300,000	5,757	N	N
43-9	288320	0670	3/29/06	442,000	2,652	N	N
43-9	288620	0140	8/29/06	700,000	4,200	N	N
43-9	288620	0200	5/31/07	850,000	4,207	N	N
43-9	288620	0210	8/14/06	800,000	4,285	N	N
43-9	288620	0220	7/12/06	765,000	4,470	N	N
43-9	445980	0050	1/25/05	281,000	4,923	N	N
43-9	567600	0005	8/23/07	420,000	3,744	N	N
43-9	567600	0005	4/26/07	361,500	3,744	N	N
43-9	567600	0010	4/26/07	330,000	3,800	N	N
43-9	567600	0025	11/28/05	297,500	3,800	N	N
43-9	567600	0170	10/19/05	280,000	4,040	N	N
43-9	613060	0025	12/29/05	930,000	15,484	N	N
43-9	940280	0005	10/3/05	550,000	3,610	N	N
43-9	952810	1015	10/13/05	645,000	4,500	N	N
43-9	952810	1060	7/3/07	790,000	4,500	N	N
43-9	952810	1265	5/17/05	1,000,000	6,000	N	N
43-9	952810	1300	8/11/05	349,950	3,648	N	N
43-9	952810	1325	10/13/05	435,000	3,000	N	N
43-9	952810	3485	1/22/07	739,000	5,000	N	N
44-1	179750	0780	5/26/06	362,000	4,000	N	N

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44-1	922140	0435	12/28/06	525,000	5,080	N	N
44-2	092504	9059	3/29/05	340,500	5,580	N	N
44-2	186890	1545	7/21/06	410,000	5,000	N	N
44-2	186890	1545	2/14/06	375,000	5,000	N	N
44-2	186890	1555	5/17/05	270,000	3,500	N	N
44-2	186890	2470	4/5/05	345,000	3,750	N	N
44-2	243620	0295	2/5/07	410,000	4,000	Y	N
44-2	243620	0555	3/21/06	384,950	4,000	N	N
44-3	102504	9158	6/27/05	525,000	5,180	N	N
44-3	243670	0595	2/19/07	505,000	4,000	N	N
44-3	243670	0600	12/13/05	412,000	4,000	N	N
44-3	243670	0620	10/3/05	600,000	7,100	N	N
44-3	243670	0735	5/15/06	383,500	5,231	N	N
44-3	318160	0040	8/20/07	400,000	5,050	N	N
44-3	633800	0520	9/12/05	376,000	7,680	N	N
44-3	797470	0150	1/16/07	450,000	7,920	N	N
44-3	881540	1185	3/21/05	475,000	7,500	N	N
44-6	409230	1030	7/26/06	846,000	6,500	N	N
44-6	409230	2135	6/9/06	1,785,000	12,550	N	N
44-6	420740	1325	7/17/06	350,000	4,650	N	N
44-6	674670	0370	7/29/05	600,000	5,790	N	N
44-6	674670	0650	6/12/06	416,000	4,059	N	N
44-6	881640	0835	5/9/06	430,000	4,120	N	N
44-6	881640	0875	3/7/07	499,950	4,120	N	N
45-4	052504	9065	10/9/06	538,000	6,683	N	N
45-4	109300	0025	5/5/05	530,000	9,064	N	N
45-4	275470	0035	5/16/07	600,000	8,320	N	N
45-4	275520	0080	3/10/05	290,000	5,376	N	N
45-4	275520	0115	11/28/06	340,000	6,394	N	N
45-4	324750	0065	3/11/05	292,000	5,120	N	N
45-4	324750	0180	10/17/06	319,950	3,840	N	N
45-4	365870	0360	1/25/06	730,000	6,120	N	N
45-4	510140	0760	2/27/07	410,000	4,930	N	N
45-4	716820	0095	11/27/06	909,000	15,256	N	N
45-4	717370	0838	4/29/05	275,000	6,180	N	N
45-4	717730	0406	6/28/05	300,000	6,600	N	N
45-4	952810	2855	6/15/06	535,000	6,180	N	N
45-4	954720	2420	7/11/06	565,000	6,120	N	N
45-4	954720	4735	5/27/05	370,000	3,060	N	N
45-5	329080	0125	7/24/06	700,000	8,755	N	N
45-5	369290	0185	10/14/05	451,050	5,000	Y	N
45-5	508140	0720	5/18/06	368,000	5,040	Y	N
45-5	510140	2185	4/25/05	425,000	11,251	N	N
45-5	536320	0004	2/12/07	280,000	3,892	N	N
45-5	536320	0005	2/12/07	280,000	3,892	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 42***

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
45-5	565260	0708	2/23/07	355,000	6,506	N	N
45-5	565260	0894	2/24/06	300,000	7,056	N	N
45-5	565260	1465	1/27/06	312,000	10,864	N	N
45-5	565260	1468	3/14/07	329,000	7,202	N	N
45-5	741020	0420	11/27/05	870,500	7,883	N	N
45-5	797720	0965	12/6/05	335,000	4,590	N	N
45-5	797720	1245	5/10/07	455,100	5,100	N	N
45-5	921290	0485	10/26/06	466,000	8,567	N	N
45-6	342604	9195	3/12/07	220,000	17,100	Y	N
45-6	521020	0200	4/20/05	320,000	6,600	N	N
45-6	521020	0203	4/20/05	298,000	6,600	N	N
45-6	639200	0200	5/26/05	170,000	3,000	N	N
45-6	639200	3905	11/14/06	420,000	5,160	N	N
45-6	684470	0575	12/21/05	275,000	4,794	N	N
45-6	684470	1470	12/6/06	409,000	5,100	N	N
45-6	742070	0075	7/20/05	330,000	6,270	N	N
45-6	797420	0555	12/1/05	531,000	8,400	N	N
45-6	797420	0940	2/14/06	668,000	10,160	N	N
82-2	045200	1330	2/13/06	495,000	7,500	N	N
82-2	045200	1920	2/13/06	289,950	5,000	N	N
82-2	047500	0035	9/27/05	411,000	5,900	N	N
82-2	047500	0185	5/20/05	550,000	8,519	N	N
82-2	122503	9012	9/11/06	506,000	5,279	N	N
82-2	122503	9029	7/25/05	420,000	5,394	N	N
82-2	122503	9032	9/21/05	397,500	5,530	N	N
82-2	122503	9039	8/30/06	675,000	5,734	N	N
82-2	198220	0660	9/8/05	459,950	7,566	N	N
82-2	198220	0870	2/24/06	272,000	3,760	N	N
82-2	251600	0260	6/27/06	400,000	3,600	N	N
82-2	276760	0640	3/30/05	375,000	4,000	N	N
82-2	276760	0641	4/11/05	345,000	4,000	N	N
82-2	276760	0670	2/22/05	860,000	8,000	N	N
82-2	276760	0680	9/1/05	1,051,000	8,000	N	N
82-2	276770	4220	4/18/05	480,000	5,000	N	N
82-2	276770	4225	6/2/05	485,000	5,000	N	N
82-2	276770	4250	5/10/06	645,000	5,000	N	N
82-2	276770	4285	9/27/05	550,000	5,000	N	N
82-2	276770	4645	11/29/05	585,000	5,000	N	N
82-2	276770	4649	3/17/05	485,000	5,000	N	N
82-2	276770	4675	6/27/05	555,000	5,000	N	N
82-2	276770	4775	7/18/07	670,000	5,000	N	N
82-2	276780	0125	5/31/06	275,000	3,400	N	N
82-2	276810	0185	8/30/06	500,000	5,000	N	N
82-2	276810	0190	10/25/05	400,000	5,000	N	N
82-2	276810	0515	5/12/05	380,000	5,000	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 42***

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
82-2	276810	0520	5/6/05	380,000	5,000	N	N
82-2	276830	0680	5/8/06	525,000	5,000	N	N
82-2	276830	0680	5/8/06	525,000	5,000	N	N
82-2	276830	0685	5/8/06	525,000	5,000	N	N
82-2	276830	0690	5/8/06	660,000	6,400	N	N
82-2	276830	0731	8/21/06	500,000	4,500	N	N
82-2	276830	1245	1/30/07	500,000	5,000	N	N
82-2	276830	1325	8/26/05	692,500	7,500	N	N
82-2	276830	1355	6/15/06	440,000	5,000	N	N
82-2	276830	1425	4/22/05	1,100,000	12,012	N	N
82-2	276830	1525	9/25/06	310,000	3,750	N	N
82-2	276830	1530	5/25/07	375,000	3,750	N	N
82-2	276960	1455	8/3/06	465,000	5,000	N	N
82-2	276960	2162	2/7/05	145,000	2,500	N	N
82-11	046100	0620	1/9/06	280,000	4,000	N	N
82-11	046100	1445	3/15/05	600,000	9,993	N	N
82-11	046100	2175	3/9/05	400,000	7,500	N	N
82-11	046100	4040	8/24/05	570,000	8,030	N	N
82-11	046100	4840	11/13/06	299,000	4,500	N	N
82-11	046100	5075	1/27/05	300,000	5,000	N	N
82-11	162380	0130	7/29/05	630,000	5,990	N	N
82-11	164650	2490	2/2/06	400,000	6,180	N	N
82-11	202870	0570	12/6/06	165,000	1,788	N	N
82-11	230140	0750	11/11/05	400,000	5,000	Y	N
82-11	287710	4220	4/10/07	510,000	5,000	N	N
82-11	288010	0140	5/30/07	670,000	4,970	N	N
82-11	288010	0140	10/18/06	535,000	4,970	N	N
82-11	288010	0160	7/25/06	531,000	7,504	N	N
82-11	291920	0495	7/19/06	292,000	3,840	N	N
82-11	291970	0910	2/7/05	252,860	3,840	N	N
82-11	292270	0535	7/22/05	438,000	5,700	N	N
82-11	305270	0160	8/21/05	500,000	5,000	N	N
82-11	305270	0215	11/27/06	540,000	5,000	N	N
82-11	305270	0235	2/14/06	580,000	5,000	N	N
82-11	305270	0340	9/9/05	444,000	4,500	N	N
82-11	305270	0420	12/28/05	417,500	5,000	N	N
82-11	305270	0430	12/28/05	417,500	5,000	N	N
82-11	305270	0450	6/13/05	380,000	5,000	N	N
82-11	305270	0460	8/15/05	665,000	7,500	N	N
82-11	305270	0475	6/24/05	650,000	7,500	N	N
82-11	305270	0540	7/21/05	350,000	5,000	N	N
82-11	305270	0605	10/21/05	350,000	4,000	N	N
82-11	349130	0212	4/14/05	299,500	5,207	N	N
82-11	530910	0866	3/22/05	321,000	5,416	N	N
82-11	530910	0936	3/24/06	307,500	4,280	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 42***

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
82-11	751900	1065	9/28/05	381,000	5,200	N	N
82-11	751900	2160	12/28/05	600,000	5,150	N	N
82-11	751900	2510	4/6/05	265,000	3,860	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 42***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	643000	0380	10/14/06	11,000	Related Party, Friend, or Neighbor

## Improved Parcel Total Value Model:

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2005 to 12/31/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

Multiplicative regression models were developed for valuing the majority of parcels in area 42. The main model was applied to detached single family residences. The second multiplicative regression model was developed for townhome style residences. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views and traffic in order to determine an accurate land value of each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 99.0% was achieved. The prior assessment level was 87.4% . The uniformity of assessment also improved as the COV was reduced from 15.42% to 12.28% .

The regression model for detached single family homes included the following variables: land value, year built or year renovated, grade, condition, first floor area, upper floor area, basement area, covered parking area, number of bathrooms, high traffic noise, view utilization, non territorial views, sub area, and neighborhood code. It was applicable to houses with grades 6-9, all ages, and all conditions with the exception of “poor” or “fair”. It was not applicable to homes with grades less than 6 or greater than 9, multiple buildable sites, parcels with more than 1 house, or parcels with obsolescence. There were three neighborhood variables included in the regression model. A map showing the neighborhood locations is included at the end of this section.

**Neighborhoods 4 and 5** comprise a portion of the Greenwood neighborhood in sub area 8. Demand for homes in **neighborhoods 4 and 5** is less than the Phinney Ridge or west Green Lake areas located to the south. Due to its closer proximity to commercial businesses on Aurora Avenue **neighborhood 4** has less demand than **neighborhood 5**. **Neighborhood 9** is located in the northwestern part of sub area 11. It is a transition area between the Phinney Ridge and Fremont neighborhoods. It also contains the highest density of 1940's and 1950's built homes. It is zoned primarily for single family use [SF 5000].

The regression model for townhome style residences included the following variables: land value, year built or year renovated, grade, condition, total living area, number of bathrooms, covered parking area, and neighborhood code. It was applicable to homes with grades 8 or 9 and in average condition. . Almost all townhomes were built after 1994. However, one of the earliest townhome developments [Woodland Place Townhomes] in Seattle was built in 1981 and is located in sub area 3. This development includes 22 townhomes.

There were two neighborhood variables included in the model for townhomes. **Neighborhood 7** is located in sub area 3. Townhome development is primarily situated on Phinney Avenue North or off of 3<sup>rd</sup> Avenue Northwest.. 3<sup>rd</sup> Avenue Northwest is the general boundary between the areas of Phinney Ridge and Ballard. **Neighborhood 13** is located in the Fremont area in sub area 11. This area has the highest density of townhome developments in area 42. In the past 5 years the



teardown activity of older single family homes has been brisk. **Neighborhood 13** is centrally located to the shops in the business core of Fremont.

The improved parcel Total Value Models are included later in this report.

## Improved Parcel Total Value Model Calibration

Estimated Market Value Equation  
Multiple Regression Model  
for Area 42 Detached Single Family Residences

$$R^2=0.773862$$

Intercept		4.461107000
+ LN(Baseland/1000)	*	0.224437600
+ If Grade is '6' the LN(10)	*	-0.037584420
+ If Grade is '8' the LN(10)	*	0.056411830
+ If Grade is '9' the LN(10)	*	0.114328700
+ If Condition is 'Average' the LN(10)	*	-0.031269080
+ If Condition is 'Very Good' the LN(10)	*	0.024319530
+ LN(2009-Max(YrBuilt,YrRenovate))	*	-0.035167200
+ If (1935<YrBuiltRen<1970) then LN(10)	*	-0.019451850
+ LN(1st Floor/100)	*	0.146939100
+ LN(((2nd Floor+1/2 Floor+3rd Floor)/100)+1)	*	0.062371940
+ LN((((Total Basement+(Finished Basement Grade>4)*(Finished Basement)-BasementGarage)/100)+1)	*	0.038233010
+ LN(Number of Bathrooms+1)	*	0.128795700
+ LN((((Attached Garage+Detached Garage+ Basement Garage)/10)+1)	*	0.006745889
+ If in Sub Area 3 the LN(10)	*	0.026511150
+ If in Sub Area 11 the LN(10)	*	0.043616940
+ If (Olympic+Cascade+Seattle Skyline+Puget Sound+Green Lake+Canal View>0) the LN(10)	*	0.026348580
+ If Traffic Noise is 'High' the LN(10)	*	-0.019562430
+ If View Utilization the LN(10)	*	0.031783120
+ If in Neighborhood 4 the LN(10)	*	-0.061820180
+ If in Neighborhood 5 the LN(10)	*	-0.020431420
+ If in Neighborhood 9 the LN(10)	*	-0.030630200
	=	Total

Then  $\text{EXP}(\text{Total}) \times 1000 = \text{EMV}$

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grades less than 6 or greater than 9
- Poor or fair condition
- Percent obsolescence > 0
- Net condition > 0
- Neighborhood coding is '0'
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

**Supplemental Valuation Models**

If grade 10 house then EMV as a grade 9 x 1.03

If grade 5 house then EMV as a grade 6 x (.80 to .90)

If in fair condition then EMV in average condition x .90

If located in neighborhood 8 with LDT zoning then EMV x .96

If 3 living units, Year built or renovated > 1935, and grades 6-9. then EMV x 1.03

If a 3 story house, Year built or renovated > 1979, and lot size > 2,499 s.f. then EMV x 1.05

**Estimated Market Value Equation  
Multiple Regression Model  
for Area 42 Townhome Residences**

$$R^2=0.805744$$

Intercept		0.963276700
+ LN(Baseland/1000)	*	0.687820100
+ If Grade is '9' the LN(10)	*	0.057493040
+ LN(2009-Max(YrBuilt,YrRenovate))	*	-0.076509010
+ LN(Total Living Area/100)	*	0.400048900
+ LN(Number of Bathrooms+1)	*	0.095738870
+ LN(((Attached Garage+Detached Garage+ Basement Garage)/10)+1)	*	0.196790000
+ If in Neighborhood 7 the LN(10)	*	-0.022133390
+ If in Neighborhood 13 the LN(10)	*	0.042692400
	=	Total

Then EXP(Total)\*1000 = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grades less than 8 or greater than 9
- Poor, fair, or good condition
- Percent obsolescence>0
- Neighborhood coding is '0'
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

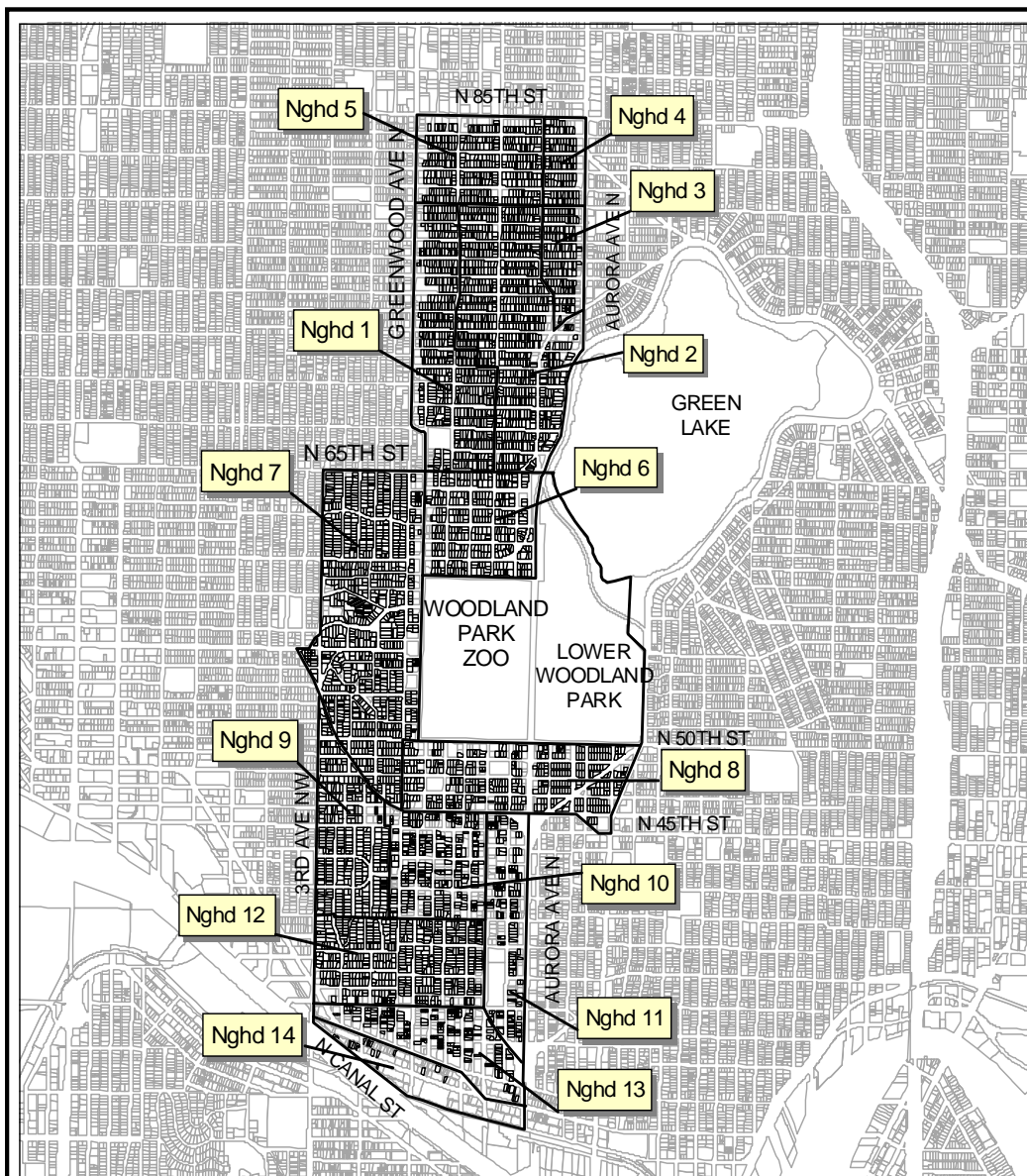
**Supplemental Valuation Models**

If grade 7 then EMV as grade 8 x .98

If no covered parking then enter 220 s.f. as covered parking area and take resulting EMV x .89

If detached unit then EMV x 1.01

Woodland Place Townhomes [Major # 952560] – Enter Year built 1995 to get an EMV. Take the resulting EMV x 1.10



## Area 42 Neighborhood Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Department of Assessments

File Name: SEL c:\area42\2009\evaluat\right map for report 6-19-08.apr

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952110	0475	4/06	\$356,250	590	410	6	1934	4	1,750	N	N	609 N 48TH ST
3	686520	0575	4/07	\$361,000	640	0	6	1920	4	2,390	N	N	4708 MIDVALE AVE N
3	953010	1605	9/05	\$319,000	770	0	6	1906	4	3,000	N	N	5110 PALATINE AVE N
3	953010	0265	10/05	\$399,000	770	0	6	1912	4	3,000	N	N	216 N 54TH ST
3	953010	1430	6/05	\$365,000	770	0	6	1906	2	4,500	Y	N	5113 PALMER DR NW
3	798640	1150	4/07	\$431,200	820	0	6	1917	4	5,000	N	N	123 N 48TH ST
3	952310	2175	3/05	\$406,000	840	0	6	1908	5	3,500	N	N	708 N 63RD ST
3	952310	3001	4/06	\$340,000	850	0	6	1910	2	3,276	N	N	6208 FREMONT AVE N
3	045500	0485	10/07	\$500,000	770	400	7	1919	5	5,000	Y	N	209 NW 60TH ST
3	953010	1105	6/07	\$539,000	780	620	7	1911	4	3,000	Y	N	5041 BAKER AVE NW
3	953010	0295	4/05	\$395,000	840	0	7	1912	4	3,000	N	N	120 N 54TH ST
3	045500	0800	4/05	\$417,500	840	0	7	1916	4	6,054	N	N	117 NW 56TH ST
3	953010	1336	5/06	\$407,950	850	120	7	1916	4	1,800	N	N	209 NW 52ND ST
3	045500	0815	6/06	\$445,000	870	600	7	1906	3	3,500	N	N	100 NW 55TH ST
3	045500	0645	11/06	\$400,000	870	0	7	1951	4	4,180	N	N	5626 2ND AVE NW
3	045500	0644	10/06	\$427,000	870	0	7	1951	4	4,875	Y	N	5630 2ND AVE NW
3	952110	1230	5/05	\$399,000	890	0	7	1916	4	3,250	N	N	4813 WHITMAN AVE N
3	952310	4395	10/06	\$400,000	890	0	7	1994	3	5,000	N	N	706 N 59TH ST
3	953010	0186	9/05	\$405,000	900	900	7	1938	5	3,879	N	N	100 NW 54TH ST
3	952310	2345	8/05	\$486,500	940	420	7	1941	3	3,750	Y	N	523 N 64TH ST
3	952110	1520	5/06	\$475,000	940	0	7	1918	4	3,864	N	N	1022 N 47TH ST
3	045500	0330	5/06	\$525,000	940	0	7	1924	4	4,017	N	N	110 NW 59TH ST
3	952510	0060	3/05	\$400,000	950	200	7	1916	4	2,536	N	N	109 N 58TH ST
3	952110	1515	6/06	\$484,000	950	430	7	1918	3	3,864	N	N	1018 N 47TH ST
3	686520	0345	3/07	\$475,000	960	400	7	1918	4	3,450	N	N	4803 STONE WAY N
3	952110	0755	9/05	\$491,000	960	720	7	1921	4	4,000	N	N	723 N 48TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	4405	11/07	\$499,950	970	250	7	1917	4	3,750	N	N	710 N 59TH ST
3	953010	1535	11/06	\$567,500	970	900	7	1920	4	4,320	N	N	5115 PALATINE AVE N
3	953010	1245	3/06	\$490,000	990	520	7	1925	4	5,807	Y	N	5003 2ND AVE NW
3	928780	1455	4/07	\$499,000	1,000	0	7	1916	4	4,956	Y	N	6234 3RD AVE NW
3	045500	0395	6/06	\$504,000	1,000	500	7	1947	3	3,920	Y	N	116 NW 59TH ST
3	952110	0436	2/06	\$469,000	1,010	0	7	1914	3	4,000	N	N	616 N 47TH ST
3	952310	2170	2/07	\$457,000	1,030	100	7	1907	4	2,500	N	N	706 N 63RD ST
3	686520	0226	3/06	\$422,000	1,040	650	7	1939	4	3,956	N	N	1106 N 48TH ST
3	928780	0750	6/06	\$725,000	1,060	570	7	1913	4	3,750	Y	N	6217 1ST AVE NW
3	953010	1360	8/06	\$595,000	1,060	250	7	1914	4	3,500	N	N	5112 2ND AVE NW
3	952110	0801	9/06	\$438,000	1,060	300	7	1922	4	3,563	N	N	720 N 46TH ST
3	953010	0761	11/05	\$476,000	1,060	600	7	1924	4	2,379	Y	N	5301 1ST AVE NW
3	813370	0035	10/05	\$420,000	1,080	150	7	1946	4	7,192	N	N	203 NW 56TH ST
3	045500	0035	4/05	\$468,000	1,090	0	7	1907	3	5,021	N	N	5571 GREENWOOD AVE N
3	953010	0210	11/05	\$430,000	1,090	0	7	1909	4	4,500	N	N	113 N 55TH ST
3	204350	0045	7/06	\$445,000	1,100	220	7	1914	4	4,400	N	N	110 NW 56TH ST
3	928780	1305	7/07	\$600,500	1,100	900	7	1924	4	4,197	N	N	202 NW 62ND ST
3	928780	1110	9/05	\$495,000	1,110	0	7	1900	4	3,100	N	N	6216 2ND AVE NW
3	928780	2420	4/05	\$385,000	1,110	370	7	1910	3	3,750	N	N	6024 SYCAMORE AVE NW
3	045500	0590	12/06	\$514,000	1,120	0	7	1926	4	7,430	Y	N	159 NW 59TH ST
3	928780	2505	11/05	\$343,000	1,120	0	7	1910	4	2,716	N	N	110 N 60TH ST
3	952310	4300	8/05	\$470,000	1,150	780	7	1954	3	4,000	N	N	812 N 59TH ST
3	953010	0325	6/06	\$436,000	1,160	800	7	1929	4	4,000	N	N	5406 1ST AVE NW
3	952110	1455	3/06	\$426,000	1,170	0	7	1916	4	3,864	N	N	1022 N 48TH ST
3	686520	0285	1/05	\$359,000	1,180	0	7	1919	4	3,511	N	N	1228 N 48TH ST
3	953010	0135	7/07	\$585,000	1,190	510	7	1982	4	5,850	N	N	131 NW 55TH ST
3	953010	0135	9/06	\$525,000	1,190	510	7	1982	4	5,850	N	N	131 NW 55TH ST
3	045500	0145	10/07	\$600,000	1,200	0	7	1910	5	5,000	N	N	112 N 58TH ST
3	928780	0365	10/07	\$515,000	1,200	1,020	7	1926	3	5,000	Y	N	6251 PALATINE AVE N
3	953010	1595	1/05	\$440,000	1,200	780	7	1931	5	3,000	N	N	5116 PALATINE AVE N



**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	928780	2075	3/07	\$675,000	1,220	0	7	1905	4	5,000	Y	N	6044 2ND AVE NW
3	952310	1395	3/06	\$502,500	1,230	0	7	1909	3	3,500	N	N	300 N 62ND ST
3	045500	0120	9/05	\$480,000	1,240	620	7	1977	4	5,000	N	N	119 N 59TH ST
3	953010	1365	10/06	\$575,000	1,250	0	7	1920	5	4,000	N	N	5108 2ND AVE NW
3	952510	0070	10/07	\$606,000	1,260	0	7	1914	4	5,786	N	N	5723 PALATINE AVE N
3	952110	0195	6/05	\$360,000	1,270	0	7	1914	4	4,427	N	N	503 N 49TH ST
3	952110	0516	1/06	\$446,000	1,270	900	7	1917	3	3,333	N	N	4615 FREMONT AVE N
3	952310	4700	2/07	\$584,950	1,270	1,000	7	1920	4	3,750	N	N	419 N 60TH ST
3	952310	0431	9/06	\$715,000	1,280	150	7	1926	5	3,400	Y	N	5014 GREENWOOD AVE N
3	952210	0114	11/06	\$520,000	1,290	0	7	1905	5	5,000	N	N	4908 GREENWOOD AVE N
3	952210	0186	11/07	\$640,000	1,290	200	7	1920	5	3,250	N	N	4803 PHINNEY AVE N
3	952110	0387	4/06	\$389,000	1,290	0	7	2000	3	1,314	N	N	4807 A FREMONT AVE N
3	952110	0132	9/07	\$508,000	1,310	0	7	1918	4	3,300	N	N	417 N 47TH ST
3	686520	0271	9/06	\$415,000	1,310	0	7	1918	3	3,496	N	N	1204 N 48TH ST
3	928780	0155	2/05	\$500,000	1,320	0	7	1909	4	3,747	N	N	208 N 62ND ST
3	952310	3520	11/05	\$551,000	1,320	990	7	1970	4	5,000	N	N	506 N 61ST ST
3	952110	1165	12/06	\$435,000	1,330	0	7	1914	4	3,750	N	N	912 N 49TH ST
3	952110	1165	2/05	\$397,500	1,330	0	7	1914	4	3,750	N	N	912 N 49TH ST
3	798640	0885	12/05	\$610,000	1,330	440	7	1918	4	4,000	N	N	110 N 48TH ST
3	928780	1600	6/06	\$760,000	1,340	810	7	1941	4	6,500	Y	N	6029 2ND AVE NW
3	928780	1795	3/07	\$453,000	1,350	0	7	1916	3	4,908	Y	N	6020 3RD AVE NW
3	953010	0781	9/05	\$422,500	1,360	0	7	1996	3	2,578	Y	N	235 NW 53RD ST
3	045500	0687	1/07	\$630,500	1,380	0	7	1928	4	12,653	N	N	130 NW 56TH ST
3	928780	1170	11/06	\$648,170	1,390	0	7	1914	4	5,000	N	N	6242 2ND AVE NW
3	952310	3180	2/05	\$459,000	1,400	0	7	1907	5	2,555	N	N	6109 WOODLAND PL N
3	686520	0335	5/07	\$506,000	1,400	0	7	1907	4	5,000	N	N	1300 N 48TH ST
3	953010	0175	1/07	\$650,000	1,430	0	7	1911	4	3,900	N	N	108 NW 54TH ST
3	952110	0105	1/06	\$435,000	1,430	0	7	1923	3	4,000	N	N	402 N 46TH ST
3	952110	0105	7/05	\$425,000	1,430	0	7	1923	3	4,000	N	N	402 N 46TH ST
3	928780	0960	7/07	\$648,000	1,440	0	7	1911	5	5,000	Y	N	6247 SYCAMORE AVE NW

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	928780	0960	7/05	\$529,950	1,440	0	7	1911	5	5,000	Y	N	6247 SYCAMORE AVE NW
3	686520	0185	11/05	\$519,000	1,450	0	7	1913	5	4,300	N	N	1226 N 49TH ST
3	952110	1050	11/06	\$520,000	1,450	0	7	1916	4	4,000	N	N	4712 LINDEN AVE N
3	952110	0010	6/06	\$456,000	1,450	0	7	1995	3	2,000	N	N	410 N 49TH ST
3	952110	0010	7/05	\$430,000	1,450	0	7	1995	3	2,000	N	N	410 N 49TH ST
3	952110	0011	7/06	\$449,500	1,450	0	7	1995	3	2,003	N	N	408 A N 49TH ST
3	952110	1340	6/06	\$540,000	1,460	0	7	1916	5	5,000	N	N	911 N 47TH ST
3	928780	2050	8/05	\$694,000	1,480	300	7	1919	4	5,300	Y	N	6054 2ND AVE NW
3	952310	1880	11/06	\$549,950	1,480	180	7	1930	4	3,400	Y	N	627 N 65TH ST
3	045500	0650	5/06	\$754,000	1,480	1,480	7	1958	3	6,820	Y	N	5638 3RD AVE NW
3	953010	0225	6/07	\$695,000	1,490	400	7	1993	3	4,500	N	N	123 N 55TH ST
3	952310	3825	3/07	\$676,000	1,500	0	7	1906	4	3,500	N	N	519 N 61ST ST
3	928780	2840	7/05	\$560,000	1,520	520	7	1913	4	5,000	N	N	6105 GREENWOOD AVE N
3	952310	3060	3/06	\$450,000	1,520	500	7	1922	4	4,000	N	N	6225 WOODLAND PL N
3	045500	0060	4/05	\$500,000	1,530	0	7	1918	4	2,732	N	N	5609 GREENWOOD AVE N
3	952110	1005	6/06	\$603,240	1,540	0	7	1920	4	3,600	N	N	4702 LINDEN AVE N
3	445480	0075	3/05	\$490,000	1,550	700	7	1916	4	3,420	N	N	5508 2ND AVE NW
3	751750	0045	11/06	\$549,000	1,580	600	7	1921	4	3,900	N	N	4622 PALATINE AVE N
3	953010	0555	8/05	\$485,000	1,580	290	7	1927	4	2,807	Y	N	115 NW 53RD ST
3	798640	0300	8/07	\$625,000	1,590	300	7	1945	5	4,500	Y	N	129 NW 50TH ST
3	798640	0300	2/05	\$541,500	1,590	300	7	1945	5	4,500	Y	N	129 NW 50TH ST
3	928780	1785	8/07	\$637,500	1,600	0	7	1991	3	5,891	Y	N	6024 3RD AVE NW
3	686520	0130	11/05	\$460,000	1,610	0	7	1916	4	4,300	N	N	1227 N 50TH ST
3	952310	4575	8/05	\$400,000	1,630	0	7	1925	3	5,000	N	N	523 N 60TH ST
3	045500	0285	10/07	\$626,500	1,640	100	7	1924	4	3,206	N	N	102 N 59TH ST
3	953010	1585	12/06	\$520,000	1,650	0	7	1908	4	5,000	N	N	5118 PALATINE AVE N
3	952310	2520	2/06	\$610,000	1,680	0	7	1901	4	3,000	N	N	6306 PHINNEY AVE N
3	045500	0085	11/07	\$574,000	1,680	100	7	1907	4	5,700	N	N	5612 PALATINE PL N
3	952310	1555	5/06	\$549,950	1,680	520	7	1912	4	3,750	N	N	6413 FRANCIS AVE N
3	952210	0165	10/05	\$400,000	1,690	0	7	1905	3	2,145	Y	N	321 N 49TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	953010	0715	2/06	\$675,000	1,690	0	7	1929	4	5,797	Y	N	132 NW 53RD ST
3	686520	0687	5/07	\$575,000	1,710	0	7	1906	4	5,000	N	N	1208 N 46TH ST
3	953010	0880	4/06	\$499,950	1,710	0	7	1980	3	2,500	Y	N	208 NW 53RD ST
3	928780	2850	6/07	\$575,000	1,720	150	7	1912	3	5,000	N	N	6111 GREENWOOD AVE N
3	952310	1451	8/06	\$720,000	1,732	300	7	1911	5	2,000	N	N	312 N 63RD ST
3	952310	1656	9/05	\$580,000	1,750	0	7	1910	4	4,500	Y	N	6400 FRANCIS AVE N
3	686520	0641	3/07	\$653,500	1,770	0	7	1924	5	4,000	N	N	1106 N 46TH ST
3	928780	1915	8/05	\$535,500	1,770	0	7	1987	3	2,500	Y	N	6015 SYCAMORE AVE NW
3	953010	1810	9/07	\$716,000	1,780	0	7	1906	4	6,000	Y	N	123 NW 51ST ST
3	686520	0125	3/06	\$589,500	1,780	240	7	1916	3	4,300	N	N	1231 N 50TH ST
3	952110	0810	9/05	\$540,000	1,780	460	7	1922	4	3,563	Y	N	728 N 46TH ST
3	928780	2670	8/07	\$485,000	1,790	240	7	1956	3	5,000	N	N	6040 1ST AVE NW
3	928780	1700	7/07	\$665,000	1,790	0	7	1906	4	5,319	Y	N	6056 3RD AVE NW
3	952110	0426	10/06	\$574,917	1,790	0	7	1915	4	3,500	N	N	604 N 47TH ST
3	953010	0305	12/06	\$599,950	1,820	0	7	1907	4	3,000	N	N	116 N 54TH ST
3	952310	1825	9/06	\$690,000	1,840	0	7	1916	5	3,750	N	N	608 N 64TH ST
3	952310	3990	8/07	\$580,000	1,850	0	7	1922	3	5,000	N	N	6000 EVANSTON AVE N
3	953010	1145	5/07	\$580,000	1,850	470	7	1986	4	3,000	N	N	5052 BAKER AVE NW
3	798640	0080	2/05	\$431,000	1,860	0	7	1971	3	4,001	N	N	131 N 50TH ST
3	952310	0560	11/07	\$725,000	1,880	650	7	1918	5	3,740	Y	N	5218 GREENWOOD AVE N
3	952110	1505	7/05	\$637,000	1,880	0	7	1918	5	3,956	N	N	1010 N 47TH ST
3	952110	1010	10/05	\$550,000	1,880	120	7	2000	3	2,400	N	N	808 N 47TH ST
3	686520	0511	4/07	\$645,000	1,910	0	7	1916	3	4,500	N	N	4703 STONE WAY N
3	952310	2506	2/07	\$602,000	1,930	0	7	1910	4	3,000	N	N	6310 PHINNEY AVE N
3	952310	2900	8/07	\$790,000	1,940	850	7	1994	3	3,500	Y	N	610 N 62ND ST
3	928780	2430	4/06	\$750,000	1,950	480	7	1927	4	5,000	N	N	6020 SYCAMORE AVE NW
3	952310	1862	10/05	\$490,000	2,020	0	7	1982	3	5,000	N	N	711 N 65TH ST
3	085000	0150	7/05	\$670,000	2,030	850	7	2000	3	5,000	N	N	410 N 48TH ST
3	952110	1486	5/07	\$779,950	2,070	650	7	1916	4	4,140	N	N	1001 N 49TH ST
3	953010	0680	7/06	\$649,950	2,200	0	7	1914	3	8,445	Y	N	5316 2ND AVE NW

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	085000	0160	10/07	\$695,000	2,240	1,320	7	1922	3	5,100	N	N	404 N 48TH ST
3	928780	2535	5/05	\$611,000	2,470	0	7	1910	5	5,000	N	N	6019 PALATINE AVE N
3	928780	1827	4/06	\$772,500	2,560	1,280	7	1971	3	5,533	Y	N	6006 3RD AVE NW
3	445480	0125	10/06	\$601,000	930	0	8	1914	4	5,867	N	N	122 NW 55TH ST
3	928780	1195	6/06	\$470,000	1,040	600	8	1949	3	5,850	Y	N	205 NW 65TH ST
3	952110	0795	12/05	\$449,900	1,060	670	8	2006	3	3,884	N	N	714 N 46TH ST
3	798640	0865	4/06	\$595,000	1,080	900	8	1910	5	4,000	N	N	103 NW 49TH ST
3	952310	1890	2/05	\$499,950	1,100	0	8	2002	3	3,572	Y	N	6411 FREMONT AVE N
3	045500	0583	4/07	\$600,000	1,110	410	8	1947	4	5,500	Y	N	138 NW 59TH ST
3	952310	0701	12/05	\$475,000	1,120	700	8	1951	3	4,845	Y	N	5410 GREENWOOD AVE N
3	686520	0150	9/07	\$499,000	1,200	0	8	1916	3	4,000	N	N	1211 N 50TH ST
3	952110	1424	8/06	\$539,000	1,260	60	8	2006	3	939	N	N	1011 F N 50TH ST
3	798640	0875	7/05	\$535,114	1,290	0	8	1916	5	5,000	N	N	114 N 48TH ST
3	952110	1422	8/06	\$549,000	1,290	60	8	2006	3	1,147	N	N	1011 D N 50TH ST
3	952110	1421	8/06	\$549,000	1,290	70	8	2006	3	1,886	N	N	1011 G N 50TH ST
3	122503	9059	11/06	\$379,000	1,300	0	8	2006	3	1,315	N	N	358 NW MARKET ST
3	122503	9058	12/06	\$388,000	1,300	0	8	2006	3	1,024	N	N	356 NW MARKET ST
3	952560	0200	2/06	\$450,000	1,340	0	8	1981	3	1,382	N	N	101 NW 58TH ST
3	952110	1415	12/06	\$468,000	1,360	0	8	2004	3	1,165	N	N	1017 D N 50TH ST
3	952110	1417	4/07	\$477,000	1,360	0	8	2004	3	1,312	N	N	1017 B N 50TH ST
3	952110	1416	11/06	\$465,000	1,360	0	8	2004	3	1,313	N	N	1017 C N 50TH ST
3	952110	1423	8/06	\$539,000	1,360	70	8	2006	3	921	N	N	1011 E N 50TH ST
3	204350	0005	10/06	\$1,075,000	1,380	870	8	1912	5	10,044	N	N	5631 PALATINE PL N
3	952510	0061	2/07	\$640,250	1,380	150	8	1989	3	3,250	N	N	5712 1ST AVE NW
3	952310	0459	11/06	\$524,950	1,380	0	8	2006	3	951	N	N	5011 A PHINNEY AVE N
3	952310	0458	9/06	\$549,950	1,380	0	8	2006	3	953	N	N	5011 B PHINNEY AVE N
3	952310	0461	1/07	\$549,950	1,380	0	8	2006	3	959	N	N	5011 D PHINNEY AVE N
3	952310	0460	1/07	\$549,950	1,380	0	8	2006	3	961	N	N	5011 C PHINNEY AVE N
3	952110	0209	2/07	\$399,500	1,380	0	8	2006	3	1,156	N	N	508 A N 46TH ST
3	952110	0211	1/07	\$412,000	1,380	0	8	2006	3	1,184	N	N	510 A N 46TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952110	0212	2/07	\$399,500	1,380	0	8	2006	3	1,196	N	N	510 B N 46TH ST
3	952110	0210	2/07	\$399,500	1,380	0	8	2006	3	1,204	N	N	508 B N 46TH ST
3	952110	0155	8/06	\$650,000	1,420	1,300	8	1909	5	5,000	N	N	4802 DAYTON AVE N
3	952110	0213	12/06	\$405,000	1,420	0	8	2006	3	1,175	N	N	506 A N 46TH ST
3	952110	0214	12/06	\$419,300	1,420	0	8	2006	3	1,189	N	N	506 B N 46TH ST
3	952110	0216	1/07	\$399,500	1,420	0	8	2006	3	1,191	N	N	512 A N 46TH ST
3	952110	0215	11/06	\$404,000	1,420	0	8	2006	3	1,206	N	N	512 B N 46TH ST
3	952110	1418	9/06	\$529,000	1,460	60	8	2006	3	1,112	N	N	1011 A N 50TH ST
3	952110	1420	9/06	\$530,000	1,460	60	8	2006	3	1,739	N	N	1011 C N 50TH ST
3	952110	0998	10/06	\$585,000	1,470	0	8	2005	3	1,416	N	N	4820 LINDEN AVE N
3	952110	0994	12/06	\$549,500	1,470	0	8	2005	3	1,425	N	N	803 N 49TH ST
3	952110	0996	1/07	\$549,950	1,470	0	8	2005	3	1,426	N	N	805 N 49TH ST
3	952110	0997	10/06	\$589,900	1,470	0	8	2005	3	1,732	N	N	4816 LINDEN AVE N
3	952310	0525	10/07	\$441,350	1,490	0	8	1925	4	3,400	N	N	5113 PHINNEY AVE N
3	122503	9050	10/07	\$449,950	1,490	0	8	2001	3	1,447	N	N	319 B NW 55TH ST
3	122503	9051	4/06	\$419,000	1,490	0	8	2001	3	1,570	N	N	319 A NW 55TH ST
3	122503	9057	1/07	\$419,000	1,540	0	8	2006	3	1,774	Y	N	354 NW MARKET ST
3	952560	0150	1/05	\$439,950	1,570	0	8	1981	3	1,534	Y	N	101 NW 58TH ST
3	045500	0265	12/05	\$675,000	1,620	0	8	1906	5	4,200	N	N	111 N 60TH ST
3	952310	4675	5/07	\$824,900	1,630	960	8	1926	5	3,150	N	N	526 N 59TH ST
3	952310	4675	1/05	\$700,000	1,630	960	8	1926	5	3,150	N	N	526 N 59TH ST
3	138380	0031	5/05	\$474,940	1,640	180	8	2005	3	1,633	N	N	305 NW 55TH ST
3	138380	0033	9/05	\$535,000	1,640	390	8	2005	3	1,635	N	N	307 NW 55TH ST
3	952110	0905	2/07	\$499,950	1,650	0	8	2006	3	1,376	N	N	4902 LINDEN AVE N
3	952110	0904	1/07	\$499,950	1,650	0	8	2006	3	1,378	N	N	4900 LINDEN AVE N
3	952110	0907	1/07	\$499,950	1,650	0	8	2006	3	1,622	N	N	4906 LINDEN AVE N
3	952110	0906	3/07	\$499,950	1,650	0	8	2006	3	1,624	N	N	4904 LINDEN AVE N
3	928780	1920	5/05	\$650,000	1,660	190	8	1924	4	5,000	Y	N	6017 SYCAMORE AVE NW
3	953010	1550	10/07	\$683,000	1,670	900	8	1930	5	4,500	N	N	5123 PALATINE AVE N
3	952510	0030	11/06	\$755,000	1,680	0	8	1924	5	5,339	N	N	5718 PALATINE AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	953010	1660	7/05	\$744,000	1,700	600	8	1922	4	4,500	Y	N	5125 GREENWOOD AVE N
3	686520	0145	2/07	\$675,000	1,720	0	8	1916	5	4,300	N	N	1215 N 50TH ST
3	953010	1485	6/06	\$805,000	1,720	260	8	1922	3	3,979	Y	N	5130 1ST AVE NW
3	952310	3470	11/05	\$732,000	1,840	780	8	1992	3	3,750	Y	N	519 N 62ND ST
3	952310	2220	6/05	\$859,950	1,850	1,040	8	2005	3	5,000	Y	N	627 N 64TH ST
3	928780	1940	4/06	\$805,000	1,860	190	8	1913	3	5,000	Y	N	6029 SYCAMORE AVE NW
3	813770	0045	5/07	\$749,950	1,860	0	8	1929	4	3,503	N	N	5502 1ST AVE NW
3	952110	0520	6/06	\$650,000	1,880	900	8	2005	3	3,333	N	N	4617 FREMONT AVE N
3	953010	0595	4/07	\$687,000	1,890	720	8	1993	3	3,000	Y	N	5209 1ST AVE NW
3	953010	0320	5/07	\$812,500	1,910	660	8	1997	3	3,000	N	N	108 N 54TH ST
3	953010	1745	5/05	\$690,000	1,910	450	8	2005	3	6,000	N	N	130 N 50TH ST
3	047500	0605	3/06	\$650,000	1,980	670	8	1954	3	4,895	Y	N	301 NW 54TH ST
3	928780	2725	9/05	\$650,000	1,980	0	8	1996	3	2,500	N	N	6010 1ST AVE NW
3	686520	0550	7/07	\$810,000	2,000	1,240	8	1965	4	5,604	N	N	1219 N 48TH ST
3	952310	3445	2/06	\$785,000	2,010	920	8	1990	3	5,000	Y	N	525 N 62ND ST
3	928780	2150	7/06	\$810,000	2,020	0	8	1904	4	5,000	N	N	6006 2ND AVE NW
3	122503	9044	3/07	\$480,000	2,050	0	8	2006	3	2,046	Y	N	350 NW MARKET ST
3	952210	0235	5/05	\$820,000	2,060	1,000	8	1927	5	5,000	N	N	302 N 48TH ST
3	952310	3495	5/06	\$810,000	2,070	0	8	1904	4	4,500	N	N	503 N 62ND ST
3	953010	1630	7/05	\$740,000	2,100	0	8	1922	4	4,500	Y	N	5107 GREENWOOD AVE N
3	445480	0035	10/05	\$659,000	2,110	0	8	1914	4	3,664	Y	N	5524 2ND AVE NW
3	952310	4070	5/06	\$759,999	2,240	0	8	1910	5	4,522	Y	N	709 N 61ST ST
3	045500	0086	6/05	\$635,000	2,350	0	8	1989	3	5,800	N	N	211 N 57TH ST
3	952310	4765	7/06	\$822,500	2,520	0	8	1919	5	5,000	N	N	410 N 59TH ST
3	953010	0505	3/07	\$900,000	2,700	1,000	8	1909	4	6,000	N	N	5205 PALATINE AVE N
3	952210	0306	1/06	\$615,000	3,020	880	8	1966	3	5,000	N	N	4703 PHINNEY AVE N
3	952210	0285	11/06	\$1,395,000	4,540	0	8	1993	3	5,000	N	N	323 N 48TH ST
3	928780	2065	8/06	\$860,000	1,230	1,210	9	1954	5	5,000	Y	N	6048 2ND AVE NW
3	952310	4081	7/07	\$840,000	1,450	650	9	2006	3	3,000	Y	N	701 N 61ST ST
3	928780	1950	5/05	\$920,000	1,510	810	9	2005	3	5,000	Y	N	6033 SYCAMORE AVE NW

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	953010	0670	3/07	\$1,040,000	1,720	860	9	2003	3	7,555	Y	N	137 NW 54TH ST
3	928780	1695	11/06	\$819,000	1,720	860	9	2006	3	6,136	Y	N	221 NW 62ND ST
3	953010	1455	7/06	\$995,000	1,810	700	9	1998	3	6,000	Y	N	5131 PALMER DR NW
3	751750	0055	3/06	\$622,000	1,900	1,000	9	2005	3	4,200	N	N	202 N 46TH ST
3	952310	3196	2/06	\$767,071	1,990	1,100	9	2003	3	4,425	N	N	800 N 61ST ST
3	928780	0135	6/07	\$928,000	2,050	1,020	9	2006	3	5,000	N	N	6209 GREENWOOD AVE N
3	953010	0293	5/07	\$815,000	2,160	640	9	1998	3	3,000	N	N	124 N 54TH ST
3	952310	4000	4/05	\$765,000	2,310	0	9	1910	5	5,000	N	N	608 N 60TH ST
3	686520	0280	10/05	\$550,000	2,381	0	9	2005	3	3,282	N	N	1226 N 48TH ST
3	952310	1375	7/05	\$980,000	2,460	0	9	1908	5	6,000	N	N	6203 PHINNEY AVE N
3	952310	4465	2/07	\$1,120,000	2,640	800	9	2001	3	3,634	Y	N	615 N 60TH ST
3	952310	4470	10/06	\$964,000	2,780	400	9	2001	3	3,866	Y	N	611 N 60TH ST
3	045500	0769	3/07	\$1,100,000	2,820	1,410	9	1998	3	6,312	Y	N	5505 2ND AVE NW
3	953010	1170	4/05	\$995,000	4,210	0	9	2004	3	4,500	Y	N	5038 BAKER AVE NW
8	643050	0092	7/06	\$229,000	550	0	5	1916	4	1,810	N	N	549 N 82ND ST
8	379700	0040	9/05	\$223,000	650	0	5	1900	4	3,000	N	N	937 N 80TH ST
8	336290	0981	8/07	\$375,000	890	0	5	1908	5	4,635	N	N	338 N 75TH ST
8	336240	1455	6/05	\$280,000	1,240	0	5	1900	3	3,700	N	N	744 N 71ST ST
8	336290	0260	10/07	\$435,000	620	0	6	1920	5	3,090	Y	N	335 N 77TH ST
8	643000	0880	7/06	\$383,000	620	300	6	1926	4	4,590	N	N	914 N 82ND ST
8	643050	0344	7/05	\$330,000	680	0	6	1910	4	3,360	N	N	348 N 84TH ST
8	643000	0430	12/05	\$324,000	700	0	6	1906	4	4,590	N	N	740 N 81ST ST
8	379700	2410	4/05	\$410,000	730	0	6	1906	5	4,000	N	N	731 N 76TH ST
8	181480	1195	12/05	\$440,000	730	650	6	1922	5	4,960	N	N	711 N 67TH ST
8	336340	0625	11/05	\$200,000	740	0	6	1915	3	1,475	N	N	7209 FREMONT AVE N
8	192380	0200	1/06	\$395,000	740	0	6	1921	4	3,000	N	N	513 N 78TH ST
8	233130	0110	11/05	\$333,000	750	0	6	1916	3	2,640	N	N	6704 DAYTON AVE N
8	233130	0110	3/06	\$370,000	750	0	6	1916	3	2,640	N	N	6704 DAYTON AVE N
8	336340	0450	2/07	\$375,000	760	0	6	1916	4	2,767	N	N	543 N 73RD ST
8	643000	0890	12/06	\$470,000	760	760	6	1928	4	3,060	N	N	910 N 82ND ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	379700	2435	8/06	\$385,500	770	0	6	1906	5	3,000	N	N	719 N 76TH ST
8	643050	0091	8/06	\$426,700	770	0	6	1920	4	2,780	N	N	547 N 82ND ST
8	379700	0960	4/05	\$449,500	790	790	6	1922	4	3,069	N	N	936 N 78TH ST
8	336240	1450	5/06	\$375,000	800	0	6	1910	5	3,000	N	N	742 N 71ST ST
8	336240	1930	6/07	\$420,000	810	0	6	1923	4	3,060	N	N	730 N 70TH ST
8	379700	1445	8/06	\$360,000	820	0	6	1914	4	3,000	N	N	707 N 78TH ST
8	336340	0045	10/05	\$408,000	820	170	6	1922	4	3,502	N	N	534 N 73RD ST
8	643100	0806	11/07	\$390,000	820	0	6	1926	4	2,820	N	N	8407 LINDEN AVE N
8	379700	1895	11/06	\$398,000	830	0	6	1918	4	3,000	N	N	945 N 77TH ST
8	643050	0219	1/05	\$360,000	830	0	6	1924	4	3,774	N	N	322 N 82ND ST
8	379700	0830	9/05	\$379,950	840	840	6	1900	4	3,000	N	N	931 N 79TH ST
8	181480	0940	3/06	\$386,000	840	800	6	1918	5	2,400	N	N	6710 LINDEN AVE N
8	379700	1820	2/07	\$350,000	840	0	6	1923	5	3,000	N	N	746 N 76TH ST
8	946820	0142	3/05	\$254,000	840	0	6	1952	3	2,550	Y	N	435 N 70TH ST
8	336240	1611	7/06	\$390,000	860	0	6	1907	4	4,500	Y	N	926 N 71ST ST
8	336290	1021	3/07	\$412,000	860	0	6	1908	5	2,340	N	N	7509 DAYTON AVE N
8	379700	1785	8/07	\$523,000	860	600	6	1961	4	3,000	N	N	724 N 76TH ST
8	643050	0262	12/05	\$348,000	870	0	6	1961	4	5,100	N	N	515 N 84TH ST
8	379700	0600	3/07	\$411,000	880	0	6	1900	5	3,000	N	N	717 N 79TH ST
8	379700	2430	3/05	\$362,500	880	0	6	1906	5	3,000	N	N	721 N 76TH ST
8	643100	0440	9/05	\$305,000	920	60	6	1910	5	4,080	N	N	934 N 83RD ST
8	379700	1375	4/06	\$422,500	940	0	6	1908	5	3,000	N	N	743 N 78TH ST
8	643050	0218	9/07	\$529,500	950	0	6	1922	5	3,774	N	N	327 N 83RD ST
8	379700	2290	9/06	\$463,000	1,010	200	6	1924	4	3,000	N	N	924 N 75TH ST
8	379700	0940	8/07	\$460,000	1,020	0	6	1900	4	6,000	N	N	924 N 78TH ST
8	379700	0025	4/07	\$340,000	1,030	0	6	1910	5	3,000	N	N	945 N 80TH ST
8	336290	0175	12/05	\$382,500	1,040	0	6	1920	4	3,120	N	N	320 N 77TH ST
8	643050	0116	6/05	\$369,950	1,050	0	6	1905	5	4,080	N	N	511 N 82ND ST
8	643100	0260	4/07	\$385,000	1,100	0	6	1910	5	6,120	N	N	724 N 83RD ST
8	336340	0460	7/05	\$391,500	1,120	0	6	1916	5	3,264	N	N	539 N 73RD ST



**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	336390	0070	8/05	\$340,150	1,120	0	6	1909	4	3,000	N	N	318 N 71ST ST
8	643000	0230	10/05	\$335,000	1,140	0	6	1910	5	5,100	N	N	742 N 80TH ST
8	643100	0190	3/06	\$400,000	1,180	0	6	1905	4	3,060	N	N	753 N 83RD ST
8	336240	0951	12/07	\$390,000	1,210	0	6	1949	3	2,280	N	N	902 N 72ND ST
8	336240	1445	2/05	\$362,000	1,220	0	6	1903	5	3,000	N	N	738 N 71ST ST
8	643050	0105	3/05	\$367,000	1,230	0	6	1902	5	3,900	N	N	529 N 82ND ST
8	379700	0195	10/05	\$383,000	1,300	0	6	1904	5	3,200	N	N	934 N 79TH ST
8	336240	1225	2/06	\$390,000	1,300	230	6	1924	5	3,780	N	N	750 N 72ND ST
8	336240	0255	7/06	\$420,000	1,700	0	6	1908	4	4,590	N	N	713 N 75TH ST
8	643050	0234	7/07	\$414,990	660	490	7	1928	3	3,774	N	N	545 N 84TH ST
8	643000	0180	8/06	\$420,000	700	400	7	1922	5	4,080	N	N	945 N 81ST ST
8	192330	0025	11/07	\$407,000	700	420	7	1926	5	4,500	N	N	547 N 80TH ST
8	643050	0132	12/05	\$369,950	720	0	7	1922	5	4,590	N	N	349 N 82ND ST
8	643050	0311	1/05	\$356,000	740	200	7	1927	3	3,180	N	N	8415 FREMONT AVE N
8	379700	0570	4/07	\$525,000	740	300	7	1921	5	4,500	N	N	731 N 79TH ST
8	336240	1600	11/05	\$409,900	760	0	7	1900	4	3,000	N	N	918 N 71ST ST
8	379700	0410	5/07	\$459,000	770	0	7	1906	5	3,000	N	N	724 N 79TH ST
8	946820	0055	1/07	\$485,000	770	550	7	1925	5	3,654	N	N	410 N 67TH ST
8	946820	0055	5/06	\$464,950	770	550	7	1925	5	3,654	N	N	410 N 67TH ST
8	379700	1135	7/07	\$485,000	780	0	7	1926	5	3,000	N	N	921 N 78TH ST
8	643050	0267	1/05	\$349,950	790	550	7	1908	5	2,800	N	N	8316 DAYTON AVE N
8	643000	0370	5/05	\$585,000	790	790	7	1911	5	4,590	N	N	741 N 81ST ST
8	336290	0180	6/07	\$410,000	790	0	7	1914	5	3,328	N	N	318 N 77TH ST
8	946820	0140	5/05	\$427,700	790	460	7	1920	5	2,890	N	N	431 N 70TH ST
8	643050	0324	10/06	\$389,000	790	0	7	1951	5	3,300	N	N	526 N 84TH ST
8	643100	0380	3/07	\$391,000	800	560	7	1970	3	3,060	N	N	745 N 84TH ST
8	643050	0208	9/07	\$536,000	820	820	7	1921	5	3,774	N	N	334 N 82ND ST
8	643050	0208	9/06	\$464,500	820	820	7	1921	5	3,774	N	N	334 N 82ND ST
8	192380	0165	9/07	\$512,000	820	120	7	1925	4	3,000	N	N	531 N 78TH ST
8	669050	0250	8/07	\$500,000	830	0	7	1911	4	3,000	N	N	318 N 79TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643100	0196	8/05	\$400,000	830	0	7	1920	5	2,820	Y	N	8217 LINDEN AVE N
8	643000	0700	2/05	\$350,000	840	700	7	1921	5	3,720	N	N	902 N 81ST ST
8	669050	0100	12/05	\$307,000	860	360	7	1907	3	4,545	N	N	339 N 80TH ST
8	270810	0490	5/05	\$401,000	860	0	7	1914	4	4,000	N	N	524 N 74TH ST
8	379700	0300	3/07	\$445,000	880	0	7	1927	5	3,000	N	N	729 N 80TH ST
8	336240	0841	2/07	\$515,000	890	140	7	1924	4	4,000	N	N	922 N 73RD ST
8	946820	0157	6/05	\$553,000	900	770	7	1925	5	4,215	Y	N	515 N 70TH ST
8	181480	0315	11/07	\$518,500	900	210	7	1926	4	3,608	N	N	6820 FREMONT AVE N
8	379700	0055	12/05	\$277,200	910	0	7	1950	3	4,500	N	N	927 N 80TH ST
8	009100	0015	5/05	\$382,000	910	0	7	1914	5	5,000	N	N	313 N 78TH ST
8	643050	0199	8/05	\$432,000	910	0	7	1923	5	3,264	N	N	358 N 82ND ST
8	643050	0160	5/06	\$403,000	910	320	7	1939	4	4,080	N	N	545 N 83RD ST
8	379700	2035	10/07	\$475,000	920	420	7	1906	4	4,500	N	N	920 N 76TH ST
8	643050	0196	7/06	\$485,000	920	200	7	1925	5	3,876	N	N	351 N 83RD ST
8	643050	0029	11/05	\$400,500	920	260	7	1926	4	3,774	N	N	522 N 80TH ST
8	643050	0233	7/07	\$561,000	920	920	7	1928	5	3,075	N	N	8305 FREMONT AVE N
8	643050	0030	8/07	\$440,000	930	0	7	1924	4	3,774	N	N	514 N 80TH ST
8	643000	0335	6/06	\$482,000	930	0	7	1942	4	4,080	N	N	719 N 81ST ST
8	181480	1330	10/06	\$446,200	940	570	7	1912	4	5,580	N	N	734 N 66TH ST
8	643000	0480	3/06	\$425,500	940	0	7	1910	4	6,120	N	N	712 N 81ST ST
8	643100	0150	7/05	\$429,950	940	0	7	1912	5	4,590	N	N	729 N 83RD ST
8	643050	0296	12/07	\$410,000	950	0	7	1918	5	3,060	N	N	321 N 84TH ST
8	643050	0115	4/06	\$436,000	950	0	7	1924	4	4,590	N	N	507 N 82ND ST
8	270810	0360	3/05	\$400,000	950	880	7	1928	5	3,060	N	N	537 N 75TH ST
8	643100	0270	9/05	\$425,000	960	0	7	1911	5	4,080	N	N	718 N 83RD ST
8	336290	0820	11/07	\$455,000	960	400	7	1916	4	3,090	Y	N	355 N 76TH ST
8	669050	0365	5/07	\$460,000	960	0	7	1923	5	3,000	N	N	341 N 79TH ST
8	669050	0365	8/05	\$410,000	960	0	7	1923	5	3,000	N	N	341 N 79TH ST
8	336240	0365	7/07	\$580,000	960	0	7	1925	5	4,000	N	N	752 N 74TH ST
8	336240	0365	5/05	\$365,000	960	0	7	1925	5	4,000	N	N	752 N 74TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	379700	0445	10/07	\$430,000	960	520	7	1925	4	4,500	N	N	740 N 79TH ST
8	379700	2505	3/07	\$475,000	960	0	7	1975	3	3,000	N	N	724 N 75TH ST
8	379700	0380	2/06	\$530,000	960	960	7	2005	3	3,000	N	N	710 N 79TH ST
8	336290	0741	4/05	\$383,000	970	0	7	1904	4	4,120	N	N	518 N 75TH ST
8	062504	9188	11/05	\$407,500	970	250	7	1928	4	3,300	N	N	546 N 71ST ST
8	643000	0580	3/05	\$405,000	970	0	7	2005	3	3,060	N	N	745 N 82ND ST
8	379700	0980	8/07	\$469,000	980	400	7	1912	4	3,300	N	N	946 N 78TH ST
8	379700	2565	12/05	\$403,500	980	0	7	1915	5	4,000	N	N	758 N 75TH ST
8	379700	2370	6/07	\$590,000	980	300	7	1945	4	6,000	N	N	751 N 76TH ST
8	233130	0040	10/06	\$369,375	1,000	520	7	1917	4	4,356	N	N	533 N 68TH ST
8	643050	0241	4/07	\$468,000	1,000	0	7	1918	5	5,610	N	N	530 N 83RD ST
8	643050	0089	5/07	\$558,000	1,010	220	7	1902	5	3,675	N	N	8115 FREMONT AVE N
8	270810	0210	12/05	\$479,500	1,010	610	7	1912	5	4,500	N	N	318 N 74TH ST
8	379700	1045	3/06	\$370,000	1,010	1,010	7	1919	4	2,720	N	N	7717 AURORA AVE N
8	009100	0030	10/05	\$385,000	1,010	0	7	1921	4	4,000	N	N	321 N 78TH ST
8	643050	0140	10/06	\$529,950	1,010	900	7	1938	4	5,100	N	N	341 N 82ND ST
8	643050	0138	2/05	\$409,750	1,010	0	7	1938	4	5,100	N	N	337 N 82ND ST
8	379700	2239	3/07	\$400,000	1,010	0	7	1948	4	4,700	Y	N	7506 LINDEN AVE N
8	643050	0197	6/06	\$450,000	1,020	160	7	1924	5	3,774	N	N	345 N 83RD ST
8	379700	0990	12/06	\$384,000	1,030	300	7	1912	4	3,300	N	N	950 N 78TH ST
8	379700	1420	5/05	\$376,000	1,030	0	7	1925	4	3,000	N	N	719 N 78TH ST
8	336340	0640	3/05	\$425,000	1,040	0	7	1916	4	5,000	N	N	557 N 72ND ST
8	270810	0540	6/07	\$602,500	1,040	800	7	1918	5	2,850	N	N	7402 DAYTON AVE N
8	192380	0135	6/05	\$399,000	1,040	1,040	7	1925	4	3,000	N	N	545 N 78TH ST
8	336290	0050	7/07	\$420,000	1,040	0	7	1955	3	3,090	N	N	526 N 77TH ST
8	643050	0180	10/06	\$479,000	1,050	0	7	1915	5	3,774	N	N	528 N 82ND ST
8	336240	0125	6/07	\$359,950	1,060	0	7	2007	3	651	N	N	916B N 74TH ST
8	336240	0124	7/07	\$379,950	1,060	0	7	2007	3	1,019	N	N	916A N 74TH ST
8	336240	0126	7/07	\$359,950	1,060	0	7	2007	3	1,481	N	N	916C N 74TH ST
8	643100	0460	2/05	\$439,900	1,070	500	7	1912	5	6,120	N	N	922 N 83RD ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	233130	0486	4/07	\$607,000	1,080	0	7	1926	4	3,520	Y	N	6508 DAYTON AVE N
8	643050	0261	9/05	\$359,000	1,100	0	7	1906	5	5,100	N	N	512 N 83RD ST
8	336290	0760	2/05	\$495,950	1,100	550	7	1906	5	5,150	N	N	532 N 75TH ST
8	379700	1645	8/07	\$485,000	1,100	0	7	1922	4	4,000	N	N	743 N 77TH ST
8	643000	1000	5/06	\$435,000	1,100	170	7	1926	5	3,060	N	N	8206 FREMONT AVE N
8	233130	0525	8/05	\$460,000	1,100	400	7	1927	3	7,440	Y	N	526 N 65TH ST
8	643050	0161	9/06	\$625,000	1,100	600	7	1939	4	4,590	N	N	549 N 83RD ST
8	336240	0200	8/07	\$507,000	1,120	0	7	1910	4	3,060	N	N	749 N 75TH ST
8	669050	0210	12/05	\$486,000	1,140	820	7	1924	5	4,000	Y	N	336 N 79TH ST
8	336290	0775	5/06	\$535,000	1,140	450	7	1973	4	4,635	N	N	536 N 75TH ST
8	192330	0125	8/05	\$412,000	1,160	120	7	1926	4	4,040	N	N	507 N 80TH ST
8	233130	0555	10/05	\$420,000	1,170	0	7	1916	4	7,440	Y	N	614 N 65TH ST
8	336290	0120	3/05	\$445,000	1,180	940	7	1906	5	3,110	N	N	354 N 77TH ST
8	643050	0321	10/06	\$440,000	1,200	240	7	1956	3	4,200	N	N	532 N 84TH ST
8	336340	0655	8/05	\$405,000	1,220	760	7	1906	4	6,000	N	N	549 N 72ND ST
8	233130	0375	5/05	\$515,000	1,230	200	7	1918	4	5,580	N	N	556 N 66TH ST
8	336340	0280	12/07	\$675,000	1,230	820	7	1926	5	3,060	N	N	321 N 73RD ST
8	181480	1540	7/07	\$590,000	1,240	0	7	1924	5	3,720	N	N	711 N 66TH ST
8	192380	0170	7/06	\$494,525	1,240	180	7	1925	5	3,000	N	N	527 N 78TH ST
8	336240	1716	10/06	\$530,000	1,250	0	7	1920	4	5,000	N	N	7004 LINDEN AVE N
8	336340	0510	4/06	\$471,200	1,250	0	7	1928	5	3,060	N	N	511 N 73RD ST
8	336240	1156	11/07	\$384,500	1,250	0	7	1953	4	4,590	N	N	712 N 72ND ST
8	643000	0915	7/05	\$435,000	1,260	0	7	1928	5	2,680	N	N	754 N 82ND ST
8	643050	0252	6/06	\$535,000	1,270	0	7	1920	5	3,774	N	N	523 N 84TH ST
8	643100	0375	11/07	\$335,000	1,280	0	7	1906	4	3,060	N	N	743 N 84TH ST
8	643000	0035	2/05	\$297,000	1,280	0	7	1910	4	4,590	N	N	936 N 80TH ST
8	336240	1935	8/05	\$475,000	1,290	0	7	1906	4	3,060	N	N	736 N 70TH ST
8	643100	0125	2/05	\$352,000	1,290	0	7	1906	5	4,080	N	N	713 N 83RD ST
8	192330	0340	10/06	\$425,000	1,290	120	7	1915	4	6,000	N	N	533 N 79TH ST
8	379700	2490	9/07	\$493,000	1,300	0	7	1906	4	6,000	N	N	714 N 75TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643000	0255	10/06	\$362,000	1,300	0	7	1911	5	3,060	N	N	728 N 80TH ST
8	643100	0230	6/05	\$354,000	1,300	0	7	1950	4	4,284	N	N	740 N 83RD ST
8	643100	0310	6/06	\$437,000	1,320	0	7	1928	5	4,080	N	N	705 N 84TH ST
8	643100	0295	10/05	\$425,000	1,320	390	7	1911	5	5,100	N	N	702 N 83RD ST
8	336240	0321	9/05	\$399,950	1,330	0	7	1908	5	3,700	Y	N	726 N 74TH ST
8	675870	0145	5/07	\$595,000	1,330	300	7	1923	5	2,584	Y	N	6503 DAYTON AVE N
8	379700	0680	1/05	\$365,000	1,340	0	7	1905	5	3,000	N	N	716 N 78TH ST
8	336240	1131	4/05	\$495,000	1,350	1,000	7	1900	5	3,468	N	N	7218 FREMONT AVE N
8	336340	0050	5/06	\$480,000	1,350	0	7	1909	5	3,605	N	N	532 N 73RD ST
8	336340	0190	4/07	\$474,950	1,350	0	7	1911	5	3,090	N	N	312 N 73RD ST
8	270810	0420	11/06	\$390,000	1,350	0	7	1928	4	3,000	N	N	7401 FREMONT AVE N
8	643000	0845	2/07	\$395,000	1,350	0	7	1957	4	3,060	N	N	932 N 82ND ST
8	643050	0157	3/06	\$440,000	1,360	200	7	1922	5	5,100	N	N	311 N 82ND ST
8	643050	0037	7/06	\$530,000	1,380	0	7	1926	4	3,978	N	N	511 N 81ST ST
8	379700	0365	3/05	\$488,500	1,390	0	7	1928	5	3,016	N	N	7904 FREMONT AVE N
8	643000	0550	7/05	\$420,000	1,410	0	7	1905	4	4,590	N	N	731 N 82ND ST
8	946820	0010	4/07	\$586,000	1,410	0	7	1926	4	2,765	N	N	6819 PHINNEY AVE N
8	643050	0313	8/05	\$444,950	1,420	240	7	1926	5	4,200	N	N	558 N 84TH ST
8	336290	0390	3/06	\$534,000	1,420	0	7	1915	5	3,090	Y	N	342 N 76TH ST
8	379700	1230	3/05	\$540,000	1,420	430	7	1925	5	4,500	Y	N	918 N 77TH ST
8	643050	0238	6/05	\$469,000	1,420	80	7	1929	5	3,075	N	N	556 N 83RD ST
8	181480	0890	6/07	\$545,000	1,430	0	7	1926	4	4,800	Y	N	915 N 68TH ST
8	643050	0031	3/05	\$440,000	1,490	600	7	1926	5	3,774	N	N	515 N 81ST ST
8	233130	0330	11/05	\$618,000	1,500	950	7	1925	4	4,712	Y	N	528 N 66TH ST
8	336240	0590	3/07	\$710,000	1,510	720	7	1908	5	4,635	N	N	726 N 73RD ST
8	643100	0695	8/05	\$379,000	1,520	0	7	1926	5	3,120	Y	N	8406 LINDEN AVE N
8	643050	0015	8/07	\$542,000	1,520	600	7	1926	5	4,080	N	N	534 N 80TH ST
8	643100	0545	11/05	\$439,900	1,520	950	7	1928	4	4,080	N	N	925 N 84TH ST
8	336240	0335	9/05	\$345,000	1,530	0	7	1902	3	3,700	Y	N	732 N 74TH ST
8	379700	2075	9/05	\$424,950	1,560	0	7	1906	4	6,000	N	N	940 N 76TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643100	0675	12/07	\$412,000	1,560	0	7	1911	4	6,120	N	N	912 N 84TH ST
8	336240	0470	12/05	\$545,000	1,580	530	7	1906	5	3,045	N	N	747 N 74TH ST
8	643100	0030	4/05	\$457,500	1,580	440	7	1927	5	4,080	N	N	919 N 83RD ST
8	643100	0005	1/07	\$500,000	1,620	0	7	1928	5	3,000	Y	N	8214 LINDEN AVE N
8	643100	0550	5/06	\$540,000	1,630	250	7	1926	5	4,080	N	N	929 N 84TH ST
8	643100	0550	10/05	\$469,500	1,630	250	7	1926	5	4,080	N	N	929 N 84TH ST
8	062504	9202	7/05	\$570,000	1,630	650	7	1928	5	3,300	N	N	532 N 71ST ST
8	946820	0111	7/06	\$495,000	1,690	0	7	1906	4	2,700	Y	N	424 N 68TH ST
8	643050	0231	10/05	\$490,000	1,690	150	7	1926	5	3,075	N	N	8309 FREMONT AVE N
8	643100	0305	10/05	\$589,000	1,700	0	7	1928	5	4,080	N	N	701 N 84TH ST
8	336240	1545	4/06	\$475,000	1,700	0	7	1985	3	3,000	N	N	909 N 72ND ST
8	192330	0045	6/05	\$395,000	1,740	0	7	1923	4	4,500	N	N	539 N 80TH ST
8	643100	0535	12/06	\$590,000	1,740	0	7	1926	4	4,080	N	N	921 N 84TH ST
8	643100	0365	11/07	\$455,000	1,750	0	7	1926	4	6,120	N	N	737 N 84TH ST
8	946820	0031	12/06	\$656,500	1,760	600	7	1918	4	4,000	N	N	6723 PHINNEY AVE N
8	643050	0314	12/07	\$549,950	1,770	0	7	1926	5	3,675	N	N	554 N 84TH ST
8	643100	0976	6/05	\$515,000	1,770	890	7	1958	3	5,965	N	N	743 N 85TH ST
8	336290	0870	12/06	\$492,500	1,810	0	7	1919	5	4,635	Y	N	325 N 76TH ST
8	336340	0300	6/05	\$557,000	1,830	0	7	1912	5	3,020	N	N	309 N 73RD ST
8	643050	0175	7/05	\$589,950	1,950	1,050	7	1966	4	4,590	N	N	540 N 82ND ST
8	336340	0485	9/06	\$695,000	1,970	800	7	1911	5	3,876	N	N	523 N 73RD ST
8	643000	0015	5/05	\$375,000	2,030	0	7	1987	4	4,080	N	N	952 N 80TH ST
8	643100	0206	3/07	\$550,000	2,050	0	7	1941	5	6,960	N	N	754 N 83RD ST
8	669050	0090	4/06	\$607,768	2,070	0	7	1913	5	6,060	Y	N	337 N 80TH ST
8	379700	2595	6/05	\$553,000	2,220	130	7	1919	4	5,400	Y	N	768 N 75TH ST
8	379700	1665	9/06	\$720,000	970	900	8	1920	5	4,500	N	N	735 N 77TH ST
8	946820	0175	11/06	\$598,000	1,000	660	8	2006	3	3,600	N	N	534 N 68TH ST
8	379700	2530	8/06	\$469,000	1,040	700	8	1984	3	3,090	N	N	742 N 75TH ST
8	181480	1040	3/07	\$637,000	1,050	1,040	8	1923	5	3,000	N	N	6616 LINDEN AVE N
8	379700	2520	11/06	\$634,000	1,090	0	8	1906	5	5,000	N	N	734 N 75TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	270810	0290	11/07	\$535,600	1,260	70	8	1911	5	4,080	N	N	507 N 75TH ST
8	336340	0285	2/07	\$615,000	1,350	430	8	1987	3	3,060	N	N	315 N 73RD ST
8	643100	0245	4/06	\$470,600	1,380	0	8	1988	3	3,060	N	N	730 N 83RD ST
8	669050	0070	4/06	\$556,500	1,390	600	8	1926	5	4,040	N	N	325 N 80TH ST
8	669050	0195	11/05	\$425,000	1,400	0	8	1931	5	4,200	N	N	342 N 79TH ST
8	643000	0780	5/07	\$424,250	1,430	0	8	1929	4	3,060	N	N	943 N 82ND ST
8	643000	0945	9/07	\$561,000	1,440	0	8	1906	5	4,590	N	N	734 N 82ND ST
8	643000	0955	4/05	\$450,000	1,440	0	8	1906	5	4,590	N	N	730 N 82ND ST
8	643000	0945	2/05	\$482,000	1,440	0	8	1906	5	4,590	N	N	734 N 82ND ST
8	379700	0205	4/06	\$402,500	1,460	0	8	1987	3	2,610	N	N	942 N 79TH ST
8	379700	2010	5/06	\$463,000	1,480	0	8	1980	3	2,300	N	N	906 N 76TH ST
8	643000	0405	7/06	\$631,000	1,490	350	8	1919	5	6,120	N	N	756 N 81ST ST
8	336240	0460	3/05	\$408,000	1,540	0	8	1985	3	3,166	N	N	751 N 74TH ST
8	336290	0140	5/05	\$599,950	1,590	0	8	1911	5	3,114	Y	N	340 N 77TH ST
8	379700	1390	10/07	\$590,000	1,600	0	8	1987	3	3,000	N	N	737 N 78TH ST
8	379700	1390	8/05	\$536,000	1,600	0	8	1987	3	3,000	N	N	737 N 78TH ST
8	946820	0149	3/06	\$675,000	1,670	0	8	1928	4	3,160	Y	N	6816 DAYTON AVE N
8	946820	0131	5/07	\$650,000	1,700	0	8	1916	5	4,080	Y	N	6727 DAYTON AVE N
8	336240	1565	6/07	\$649,000	1,700	780	8	1992	3	3,555	N	N	7112 LINDEN AVE N
8	643000	0205	7/06	\$562,000	1,700	0	8	2001	3	4,840	N	N	8007 LINDEN AVE N
8	946820	0106	11/06	\$920,000	1,760	780	8	1910	5	4,140	Y	N	421 N 70TH ST
8	379700	0400	3/07	\$505,000	1,760	120	8	1977	3	3,000	N	N	718 N 79TH ST
8	336390	0310	10/07	\$799,000	1,810	530	8	1909	5	2,700	Y	N	7009 DAYTON AVE N
8	379700	0204	10/05	\$438,500	1,830	0	8	1987	3	3,000	N	N	938 N 79TH ST
8	336290	0610	5/06	\$625,000	1,870	0	8	1982	3	6,180	N	N	560 N 76TH ST
8	643000	0505	1/07	\$760,000	1,900	440	8	1912	5	7,140	N	N	8112 FREMONT AVE N
8	336240	1750	10/05	\$549,900	1,900	0	8	1900	5	6,180	Y	N	924 N 70TH ST
8	336340	0745	4/06	\$698,000	1,900	490	8	1987	3	2,762	Y	N	7113 DAYTON AVE N
8	336390	0035	3/07	\$650,000	1,920	0	8	1987	3	3,000	N	N	336 N 71ST ST
8	336390	0035	7/05	\$599,950	1,920	0	8	1987	3	3,000	N	N	336 N 71ST ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	379700	0685	3/05	\$555,300	1,970	0	8	1908	5	6,000	N	N	720 N 78TH ST
8	336290	0486	6/07	\$705,000	1,990	0	8	1989	3	4,635	N	N	519 N 77TH ST
8	336240	1880	3/06	\$762,500	2,010	600	8	1910	5	6,120	N	N	704 N 70TH ST
8	336240	1205	6/06	\$600,000	2,020	0	8	1985	3	3,060	N	N	740 N 72ND ST
8	336390	0075	2/06	\$499,000	2,050	0	8	2005	3	2,700	N	N	312 N 71ST ST
8	379700	0145	7/07	\$672,200	2,100	800	8	1909	5	4,500	Y	N	912 N 79TH ST
8	379700	2460	9/06	\$615,000	2,170	0	8	1997	3	3,000	N	N	707 N 76TH ST
8	379700	0867	7/07	\$693,000	2,190	70	8	1990	3	3,000	N	N	909 N 79TH ST
8	379700	0125	8/07	\$869,950	2,300	0	8	1916	5	6,500	N	N	902 N 79TH ST
8	336290	0295	6/06	\$750,000	1,050	130	9	2002	3	4,635	Y	N	315 N 77TH ST
8	643100	0480	2/06	\$525,000	1,070	380	9	1992	3	3,060	N	N	912 N 83RD ST
8	336240	0121	6/07	\$467,000	1,100	410	9	2000	3	1,501	N	N	914 N 74TH ST
8	336240	0115	9/06	\$479,700	1,100	410	9	2000	3	1,501	N	N	908 N 74TH ST
8	062504	9192	6/07	\$794,000	1,710	0	9	2006	3	3,300	N	N	538 N 71ST ST
8	062504	9192	10/06	\$755,000	1,710	0	9	2006	3	3,300	N	N	538 N 71ST ST
8	336340	0732	7/07	\$793,000	1,780	540	9	2004	3	3,000	Y	N	501 N 72ND ST
8	233130	0025	8/05	\$836,000	1,860	0	9	2005	3	4,356	N	N	547 N 68TH ST
8	181480	0035	8/06	\$765,000	2,040	400	9	1930	4	9,000	Y	N	6811 AURORA AVE N
8	336340	0530	6/06	\$850,000	2,050	0	9	2004	3	6,120	Y	N	502 N 72ND ST
8	181480	1465	12/07	\$732,000	2,060	580	9	2006	3	3,720	N	N	743 N 66TH ST
8	336390	0025	8/07	\$750,000	2,090	140	9	1910	5	4,000	N	N	346 N 71ST ST
8	379700	0370	5/05	\$625,000	2,130	0	9	2005	3	3,000	N	N	708 N 79TH ST
8	233130	0415	2/07	\$895,000	2,140	0	9	2006	3	3,000	N	N	539 N 66TH ST
8	336290	0275	6/06	\$848,000	2,180	830	9	2001	3	3,757	Y	N	325 N 77TH ST
8	379700	0590	2/06	\$830,000	2,250	640	9	2005	3	3,000	N	N	723 N 79TH ST
8	643050	0166	8/05	\$740,000	2,250	880	9	2005	3	4,692	N	N	552 N 82ND ST
8	379700	0595	3/06	\$800,000	2,280	640	9	2005	3	3,000	N	N	721 N 79TH ST
8	192380	0010	7/07	\$800,000	2,350	500	9	1908	5	5,400	N	N	7805 FREMONT AVE N
8	192380	0010	2/06	\$710,000	2,350	500	9	1908	5	5,400	N	N	7805 FREMONT AVE N
8	379700	0255	4/07	\$792,000	2,360	730	9	2006	3	4,455	N	N	753 N 80TH ST



**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643000	0585	3/05	\$602,000	2,400	700	9	2004	3	3,060	N	N	747 N 82ND ST
8	643050	0172	2/06	\$815,000	2,560	860	9	2006	3	4,080	N	N	543 N 83RD ST
8	181480	0925	3/05	\$700,000	2,640	700	9	2003	3	3,719	N	N	6716 LINDEN AVE N
8	379700	0725	6/06	\$880,000	2,680	0	9	2004	3	4,500	N	N	740 N 78TH ST
8	643000	0535	5/06	\$735,000	3,120	0	9	2005	3	3,060	N	N	721 N 82ND ST
8	946820	0025	12/06	\$935,000	3,430	0	10	2005	3	4,200	Y	N	312 N 68TH ST
8	946820	0025	6/05	\$850,000	3,430	0	10	2005	3	4,200	Y	N	312 N 68TH ST
11	661000	0971	5/07	\$437,000	500	360	6	1953	3	3,060	N	N	4320 PALATINE AVE N
11	193030	1418	6/07	\$346,500	530	0	6	1946	4	1,700	N	N	311 N 42ND ST
11	132430	0460	12/05	\$315,000	640	0	6	1924	3	3,350	Y	N	103 NW 40TH ST
11	193030	1580	3/06	\$295,000	700	280	6	1926	2	3,200	Y	N	416 N 40TH ST
11	812970	0510	11/06	\$360,000	700	180	6	1925	4	2,669	N	N	4313 FRANCIS AVE N
11	812970	0510	4/05	\$353,000	700	180	6	1925	4	2,669	N	N	4313 FRANCIS AVE N
11	181980	0286	3/07	\$410,000	760	130	6	1919	4	2,100	N	N	4013 2ND AVE NW
11	181980	0286	3/05	\$350,000	760	130	6	1919	4	2,100	N	N	4013 2ND AVE NW
11	193030	0740	7/06	\$385,000	770	310	6	1906	3	4,800	N	N	4111 DAYTON AVE N
11	569400	1125	6/06	\$330,000	850	0	6	1926	3	2,500	N	N	816 N MOTOR PL
11	751750	0411	7/06	\$420,000	880	100	6	1905	5	4,800	N	N	216 NW 45TH ST
11	197220	4190	11/06	\$437,000	880	310	6	1906	4	1,080	Y	N	142 NW CANAL ST
11	798640	0480	10/05	\$370,000	1,020	100	6	1941	3	4,500	Y	N	227 NW 50TH ST
11	197220	3865	11/06	\$450,000	1,210	0	6	1910	3	3,000	N	N	120 N 35TH ST
11	569400	0710	10/06	\$400,000	1,760	0	6	1900	3	3,000	N	N	813 N 44TH ST
11	197220	0281	5/05	\$425,000	1,920	0	6	1910	4	1,750	N	N	3608 PALATINE AVE N
11	751750	0135	7/05	\$355,000	710	0	7	1916	3	2,400	Y	N	4610 1ST AVE NW
11	661000	0085	4/05	\$363,000	750	0	7	1942	3	4,766	N	N	4211 BAKER AVE NW
11	197220	4230	2/07	\$670,000	760	0	7	1925	3	3,000	Y	N	118 NW CANAL ST
11	132430	0005	6/06	\$368,500	770	0	7	1954	3	3,000	N	N	218 N 39TH ST
11	132430	0503	4/06	\$440,000	780	0	7	1919	5	2,250	N	N	3958 1ST AVE NW
11	990600	0035	1/07	\$465,000	790	0	7	1928	3	4,400	Y	N	109 N 41ST ST
11	193030	0295	5/05	\$382,000	790	0	7	1929	3	3,600	Y	N	604 N 39TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	661000	0751	8/05	\$400,000	790	460	7	1968	4	3,302	N	N	100 N 43RD ST
11	193030	0925	5/05	\$420,000	790	750	7	1993	4	4,800	N	N	4023 DAYTON AVE N
11	661000	0856	4/05	\$425,500	810	400	7	1916	4	3,302	Y	N	112 N 43RD ST
11	661000	0741	6/05	\$359,950	810	220	7	1952	3	2,659	N	N	112 NW 44TH ST
11	193030	0040	9/07	\$540,000	810	790	7	2005	3	1,824	N	N	4107 FREMONT AVE N
11	193030	0040	8/05	\$438,000	810	790	7	2005	3	1,824	N	N	4107 FREMONT AVE N
11	193030	1565	8/07	\$669,950	820	670	7	1926	4	4,500	Y	N	4019 FRANCIS AVE N
11	744500	0095	5/05	\$393,000	830	0	7	1951	3	3,837	N	N	4111 PALATINE AVE N
11	661000	0175	2/06	\$395,000	840	0	7	1942	4	4,400	N	N	4323 BAKER AVE NW
11	661000	0200	3/05	\$330,000	840	0	7	1942	3	4,400	N	N	4303 BAKER AVE NW
11	193030	1205	4/06	\$398,500	860	0	7	1928	3	2,400	N	N	404 N 39TH ST
11	661000	0870	9/07	\$565,000	870	220	7	1950	3	6,270	Y	N	4214 1ST AVE NW
11	193030	0385	9/06	\$383,000	880	0	7	1948	4	4,000	Y	N	3951 EVANSTON AVE N
11	661000	0625	11/05	\$380,000	880	0	7	1952	3	5,500	N	N	4308 2ND AVE NW
11	193030	1220	3/07	\$470,000	890	640	7	1928	4	2,400	N	N	400 N 39TH ST
11	751750	0465	10/07	\$609,000	920	400	7	1920	4	4,800	Y	N	111 NW 46TH ST
11	661000	0910	8/05	\$415,000	940	0	7	1909	2	6,600	Y	N	4255 PALATINE AVE N
11	193030	1320	9/07	\$605,000	940	550	7	1954	4	4,000	Y	N	303 N 40TH ST
11	798640	0470	9/06	\$445,000	950	580	7	1985	3	3,000	Y	N	237 NW 50TH ST
11	569350	0660	7/05	\$427,000	960	0	7	1901	4	3,300	N	N	508 N 43RD ST
11	953010	1040	12/06	\$462,500	960	990	7	1916	3	3,990	Y	N	226 NW 50TH ST
11	744500	0070	4/05	\$355,000	960	0	7	1926	3	3,240	Y	N	104 N 41ST ST
11	744500	0085	3/05	\$417,000	960	240	7	1926	3	3,937	N	N	4112 1ST AVE NW
11	798640	0345	2/07	\$479,950	980	0	7	1947	4	4,250	Y	N	212 NW 49TH ST
11	193030	1065	3/07	\$625,000	990	0	7	1907	5	4,800	N	N	406 N BOWDOIN PL
11	132430	0655	8/07	\$525,000	990	400	7	1917	5	2,000	Y	N	4008 2ND AVE NW
11	661000	0205	12/05	\$389,950	1,020	0	7	1925	3	3,201	N	N	264 NW 44TH ST
11	661000	0615	10/06	\$541,000	1,020	0	7	1928	4	2,750	Y	N	106 NW 42ND ST
11	661000	0280	9/07	\$584,000	1,020	0	7	1950	4	4,400	Y	N	4417 BAKER AVE NW
11	858440	0190	5/05	\$575,000	1,050	1,030	7	1910	3	4,500	Y	N	4121 GREENWOOD AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	193030	0425	3/07	\$650,000	1,060	980	7	1911	5	4,320	N	N	3970 DAYTON AVE N
11	193030	0555	5/06	\$535,000	1,070	0	7	1912	4	4,800	N	N	4034 DAYTON AVE N
11	661000	0905	1/06	\$636,000	1,100	300	7	1916	5	6,600	N	N	4256 1ST AVE NW
11	193030	0042	11/07	\$395,000	1,100	0	7	2005	3	1,086	N	N	4105B FREMONT AVE N
11	193030	0041	8/05	\$389,000	1,100	0	7	2005	3	1,096	N	N	4105a FREMONT AVE N
11	193130	0982	7/07	\$407,500	1,100	0	7	2006	3	1,126	Y	N	4018 A LINDEN AVE N
11	193130	0981	6/07	\$402,500	1,100	0	7	2006	3	1,127	Y	N	4018 B LINDEN AVE N
11	132430	0385	5/07	\$474,000	1,110	0	7	1947	3	5,000	N	N	110 NW BOWDOIN PL
11	132430	0380	6/06	\$475,000	1,110	490	7	1947	3	5,000	N	N	106 NW BOWDOIN PL
11	569400	0670	9/05	\$350,000	1,110	0	7	1999	3	1,200	N	N	814 A N 43RD ST
11	661000	1015	6/07	\$570,000	1,140	0	7	1923	4	3,000	N	N	202 N 42ND ST
11	744500	0025	12/05	\$509,000	1,140	0	7	2005	3	3,330	N	N	200 N 41ST ST
11	569350	0005	3/05	\$550,000	1,160	0	7	1911	4	5,425	N	N	464 N 42ND ST
11	952110	1106	8/06	\$445,000	1,180	300	7	1916	4	3,976	N	N	4506 LINDEN AVE N
11	193130	1020	5/05	\$400,000	1,190	120	7	1924	3	2,800	N	N	815 N 40TH ST
11	751750	0130	4/05	\$438,500	1,200	800	7	1924	3	4,800	Y	N	104 N 46TH ST
11	751750	0395	2/06	\$499,000	1,200	0	7	1928	4	3,600	N	N	213 NW 46TH ST
11	181980	0095	6/05	\$586,000	1,200	1,200	7	1961	4	6,000	Y	N	4141 BAKER AVE NW
11	812970	0321	7/05	\$397,500	1,200	220	7	2002	3	1,735	N	N	4426 B FRANCIS AVE N
11	193030	0590	12/05	\$500,000	1,210	0	7	1927	4	4,000	N	N	4123 EVANSTON AVE N
11	132430	0675	10/06	\$499,750	1,220	660	7	1947	4	5,500	N	N	206 NW 40TH ST
11	193030	1390	10/06	\$513,000	1,220	0	7	1946	4	4,000	N	N	4018 GREENWOOD AVE N
11	952110	0858	2/06	\$365,000	1,220	0	7	2000	3	1,213	N	N	710 B N 45TH ST
11	661000	0410	10/07	\$480,000	1,230	0	7	1913	3	5,500	Y	N	4328 BAKER AVE NW
11	197220	1305	8/06	\$440,000	1,250	0	7	1957	3	3,360	N	N	719 N 38TH ST
11	132430	0150	5/07	\$589,000	1,270	390	7	1946	3	5,000	N	N	137 NW BOWDOIN PL
11	193030	0870	4/05	\$545,000	1,290	900	7	1952	4	4,800	N	N	4120 PHINNEY AVE N
11	952110	0857	4/06	\$420,500	1,290	0	7	2000	3	1,215	N	N	710 A N 45TH ST
11	193030	0605	5/05	\$493,000	1,300	150	7	1900	4	4,000	N	N	4111 EVANSTON AVE N
11	569350	0780	3/06	\$625,000	1,300	1,200	7	1958	3	5,000	N	N	4330 DAYTON AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	193030	1165	2/06	\$600,000	1,330	590	7	1926	5	2,494	N	N	417 N BOWDOIN PL
11	569350	0902	10/05	\$434,689	1,340	0	7	2005	3	1,352	N	N	466 N 43RD ST
11	569350	0903	10/05	\$415,300	1,340	0	7	2005	3	1,353	N	N	468 N 43RD ST
11	569400	1195	12/07	\$549,950	1,370	130	7	1900	5	3,690	N	N	813 N 43RD ST
11	132430	0360	8/05	\$550,000	1,370	0	7	1918	4	5,000	N	N	207 NW 40TH ST
11	193030	1480	2/07	\$587,500	1,400	0	7	1906	4	2,400	Y	N	300 N 41ST ST
11	132430	0045	3/05	\$420,000	1,400	0	7	1911	2	7,000	N	N	109 N BOWDOIN PL
11	132430	0450	1/06	\$407,000	1,410	0	7	1915	3	3,300	N	N	3961 1ST AVE NW
11	181980	0135	10/06	\$525,000	1,410	0	7	1946	4	5,443	Y	N	4121 2ND AVE NW
11	193030	1495	1/06	\$575,000	1,420	140	7	1929	4	4,000	Y	N	4120 GREENWOOD AVE N
11	193030	0535	12/05	\$640,000	1,440	1,010	7	1912	5	6,400	N	N	4016 DAYTON AVE N
11	193030	1135	4/05	\$424,950	1,470	920	7	1926	4	3,600	N	N	450 N 39TH ST
11	812970	0540	9/07	\$550,000	1,530	0	7	1926	3	2,500	N	N	408 N 43RD ST
11	132430	0480	9/06	\$570,000	1,540	420	7	1919	3	5,000	N	N	122 N BOWDOIN PL
11	132430	0480	2/05	\$413,000	1,540	420	7	1919	3	5,000	N	N	122 N BOWDOIN PL
11	193030	1560	9/05	\$629,950	1,540	670	7	1928	4	2,892	Y	N	4020 FRANCIS AVE N
11	569350	0540	10/06	\$619,000	1,560	780	7	1900	5	1,714	N	N	4326 EVANSTON AVE N
11	569350	0540	2/05	\$530,000	1,560	780	7	1900	5	1,714	N	N	4326 EVANSTON AVE N
11	569400	0545	11/05	\$560,000	1,580	800	7	1951	3	5,500	N	N	806 N 44TH ST
11	193030	0945	9/07	\$650,000	1,610	0	7	1910	4	4,800	N	N	4007 DAYTON AVE N
11	569350	0855	11/07	\$449,000	1,610	0	7	1911	3	3,750	N	N	4315 EVANSTON AVE N
11	569400	1160	5/06	\$580,000	1,610	560	7	1991	3	3,750	N	N	800 N MOTOR PL
11	751750	0360	6/06	\$487,000	1,620	0	7	1916	5	5,506	N	N	250 NW 45TH ST
11	569350	0800	2/05	\$625,000	1,650	780	7	1912	5	6,000	N	N	4337 EVANSTON AVE N
11	569350	0130	7/06	\$547,000	1,690	0	7	1911	5	2,900	N	N	4202 DAYTON AVE N
11	952210	0486	4/05	\$440,000	1,700	0	7	1926	3	3,750	N	N	4516 GREENWOOD AVE N
11	952110	0880	8/05	\$500,000	1,780	0	7	1916	3	4,200	N	N	4517 LINDEN AVE N
11	569350	1235	9/07	\$805,000	1,800	0	7	1900	4	6,875	N	N	512 N 44TH ST
11	569350	1235	6/05	\$745,000	1,800	0	7	1900	4	6,875	N	N	512 N 44TH ST
11	197220	1550	6/06	\$475,000	1,830	0	7	1906	3	2,511	N	N	3634 LINDEN AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	193030	0120	3/07	\$560,000	1,850	0	7	1903	4	4,045	N	N	4023 FREMONT AVE N
11	181980	0025	5/05	\$479,000	1,880	880	7	1921	3	5,515	N	N	4122 3RD AVE NW
11	751750	0145	10/06	\$458,910	1,890	500	7	1918	3	3,225	N	N	116 N 46TH ST
11	569350	0901	10/05	\$498,858	1,960	0	7	2005	3	2,298	N	N	464 N 43RD ST
11	812970	0526	6/07	\$634,500	2,020	0	7	1954	4	2,500	N	N	416 N 43RD ST
11	193030	0560	6/07	\$524,950	2,090	0	7	1908	3	4,800	N	N	4038 DAYTON AVE N
11	193030	0025	9/07	\$669,000	2,110	0	7	1906	3	4,000	N	N	4119 FREMONT AVE N
11	132430	0692	1/06	\$550,000	2,160	0	7	1991	3	4,400	N	N	226 NW 40TH ST
11	751750	0405	12/06	\$680,000	2,940	0	7	1988	3	6,119	Y	N	221 NW 46TH ST
11	132430	0465	7/07	\$549,950	760	590	8	1928	4	5,500	N	N	3955 GREENWOOD AVE N
11	952110	0297	2/07	\$312,450	790	0	8	2006	3	820	N	N	4522 DAYTON AVE N
11	952110	0295	1/07	\$309,950	790	0	8	2006	3	820	N	N	4524 DAYTON AVE N
11	952110	0298	2/07	\$323,500	790	0	8	2006	3	1,209	N	N	4520 DAYTON AVE N
11	952110	0294	2/07	\$330,000	790	0	8	2006	3	1,231	N	N	4526 DAYTON AVE N
11	661000	0670	2/05	\$466,000	810	810	8	1951	4	5,040	N	N	102 NW 43RD ST
11	952110	0302	1/07	\$324,950	810	0	8	2006	3	1,021	N	N	4512 DAYTON AVE N
11	952110	0299	1/07	\$327,400	810	0	8	2006	3	1,045	N	N	4518 DAYTON AVE N
11	952110	0296	1/07	\$299,950	820	0	8	2006	3	681	N	N	4514 DAYTON AVE N
11	952110	0301	1/07	\$299,950	820	0	8	2006	3	681	N	N	4516 DAYTON AVE N
11	197220	0381	12/05	\$368,000	1,010	0	8	1999	3	948	N	N	3610 B GREENWOOD AVE N
11	197220	0383	9/06	\$444,000	1,010	0	8	1999	3	1,689	N	N	3610 D GREENWOOD AVE N
11	132430	0018	10/07	\$430,000	1,080	60	8	1999	3	1,332	N	N	206 A N 39TH ST
11	132430	0012	10/05	\$395,000	1,080	60	8	1999	3	1,332	N	N	212 A N 39TH ST
11	132430	0017	6/06	\$439,410	1,080	60	8	1999	3	1,472	N	N	206 C N 39TH ST
11	661000	0650	12/06	\$580,000	1,110	860	8	1956	3	5,500	N	N	4332 2ND AVE NW
11	132430	0011	5/05	\$415,000	1,110	370	8	1999	3	1,162	N	N	212 D N 39TH ST
11	197220	0663	6/07	\$442,000	1,120	0	8	1999	3	1,202	N	N	3623 B DAYTON AVE N
11	132430	0126	4/07	\$425,000	1,160	0	8	2007	3	1,219	N	N	116 A NW 39TH ST
11	952110	0290	1/07	\$369,950	1,193	0	8	2006	3	1,188	N	N	513 A N 46TH ST
11	952110	0291	1/07	\$374,950	1,193	0	8	2006	3	1,189	N	N	513 B N 46TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	197220	0665	5/06	\$519,950	1,230	130	8	2005	3	909	N	N	3627 B DAYTON AVE N
11	197220	0666	4/06	\$521,200	1,230	130	8	2005	3	909	N	N	3627 C DAYTON AVE N
11	952110	0280	8/05	\$429,950	1,250	0	8	2005	3	1,103	Y	N	4513 B EVANSTON AVE N
11	952110	0268	8/05	\$429,950	1,250	0	8	2005	3	1,125	Y	N	4507 A EVANSTON AVE N
11	952110	0267	8/05	\$429,950	1,250	0	8	2005	3	1,127	Y	N	4507 B EVANSTON AVE N
11	952110	0266	4/05	\$429,950	1,250	0	8	2005	3	1,150	Y	N	4513 A EVANSTON AVE N
11	569350	0791	6/06	\$510,000	1,260	0	8	1999	3	1,458	N	N	509 N 44TH ST
11	569400	0752	9/06	\$419,800	1,260	0	8	2002	3	1,281	N	N	4315 B LINDEN AVE N
11	661000	0745	10/05	\$578,000	1,270	820	8	1952	4	4,900	Y	N	4407 1ST AVE NW
11	952110	0271	8/05	\$409,950	1,280	0	8	2005	3	950	N	N	4509 B EVANSTON AVE N
11	952110	0269	9/05	\$409,950	1,280	0	8	2005	3	1,126	N	N	4509 A EVANSTON AVE N
11	952110	0273	9/05	\$409,950	1,280	0	8	2005	3	1,126	N	N	4511 B EVANSTON AVE N
11	812970	0256	4/06	\$464,550	1,280	0	8	2005	3	1,164	N	N	4416 A PHINNEY AVE N
11	812970	0257	4/06	\$450,000	1,280	0	8	2005	3	1,265	N	N	4416 B PHINNEY AVE N
11	952110	0272	8/05	\$409,950	1,280	0	8	2005	3	1,301	N	N	4511 A EVANSTON AVE N
11	132430	0125	4/07	\$441,000	1,280	0	8	2007	3	1,161	N	N	118 NW 39TH ST
11	197220	0661	6/07	\$464,950	1,290	0	8	1999	3	1,298	N	N	3621 DAYTON AVE N
11	197220	0662	4/07	\$448,500	1,290	0	8	1999	3	1,298	N	N	3623 A DAYTON AVE N
11	132430	0127	3/07	\$459,950	1,290	0	8	2007	3	1,290	N	N	118 A NW 39TH ST
11	132430	0128	3/07	\$467,500	1,290	0	8	2007	3	1,338	N	N	118 B NW 39TH ST
11	197220	0416	7/07	\$507,000	1,310	0	8	2003	3	1,084	N	N	3631 B PHINNEY AVE N
11	197220	0750	6/07	\$500,000	1,310	0	8	2004	3	1,256	N	N	3648 B DAYTON AVE N
11	197220	0425	4/07	\$499,950	1,310	0	8	2007	3	1,114	N	N	3643 PHINNEY AVE N
11	197220	0426	4/07	\$489,950	1,310	0	8	2007	3	1,268	N	N	3643 PHINNEY AVE N
11	197220	0526	5/05	\$390,000	1,330	0	8	2003	3	1,331	N	N	3623 A FRANCIS AVE N
11	197220	0753	10/06	\$475,000	1,330	0	8	2004	3	1,224	N	N	3646 A DAYTON AVE N
11	952110	0292	12/06	\$392,950	1,340	0	8	2006	3	1,312	N	N	511 B N 46TH ST
11	952110	0293	12/06	\$397,950	1,340	0	8	2006	3	1,315	N	N	511 A N 46TH ST
11	661000	0385	6/05	\$500,000	1,350	1,070	8	1962	3	8,250	Y	N	4300 BAKER AVE NW
11	197220	0410	2/06	\$457,000	1,350	0	8	2002	3	1,183	N	N	3625 B PHINNEY AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	197220	0412	4/06	\$442,650	1,350	0	8	2002	3	1,319	N	N	3623 A PHINNEY AVE N
11	197220	0585	2/05	\$364,950	1,360	0	8	2003	3	1,147	N	N	3660 B FRANCIS AVE N
11	197220	0406	6/06	\$482,000	1,370	0	8	2002	3	1,183	N	N	3619 A PHINNEY AVE N
11	197220	0406	8/05	\$448,000	1,370	0	8	2002	3	1,183	N	N	3619 A PHINNEY AVE N
11	197220	0408	4/07	\$485,000	1,370	0	8	2002	3	1,319	N	N	3617 B PHINNEY AVE N
11	197220	0408	10/05	\$445,000	1,370	0	8	2002	3	1,319	N	N	3617 B PHINNEY AVE N
11	812970	0230	7/06	\$635,000	1,380	0	8	1912	4	3,531	N	N	402 N 44TH ST
11	569400	1070	10/05	\$471,750	1,380	300	8	1999	3	1,363	N	N	717 N 43RD ST
11	569400	1065	9/07	\$480,000	1,380	300	8	1999	3	1,665	N	N	711 N 43RD ST
11	952110	0558	2/05	\$399,000	1,400	0	8	2004	3	1,307	N	N	616 B N 45TH ST
11	197220	0428	7/07	\$533,000	1,400	0	8	2007	3	1,312	N	N	3637 PHINNEY AVE N
11	197220	0427	6/07	\$520,000	1,400	0	8	2007	3	1,312	N	N	3639 PHINNEY AVE N
11	132430	0485	4/07	\$695,000	1,430	480	8	1921	4	5,000	N	N	118 N BOWDOIN PL
11	661000	0130	2/05	\$475,000	1,430	550	8	1954	3	4,400	N	N	4320 3RD AVE NW
11	661000	0325	8/05	\$530,000	1,440	760	8	1983	3	5,500	N	N	4420 BAKER AVE NW
11	569400	0975	5/06	\$510,000	1,444	0	8	2005	3	1,562	N	N	4265 A LINDEN AVE N
11	197220	0615	5/06	\$435,000	1,460	0	8	2005	3	1,175	N	N	3628 B FRANCIS AVE N
11	197220	0615	5/06	\$458,000	1,460	0	8	2005	3	1,175	N	N	3628 B FRANCIS AVE N
11	197220	0617	3/07	\$500,000	1,460	0	8	2005	3	1,227	N	N	3630 A FRANCIS AVE N
11	197220	0617	4/06	\$445,000	1,460	0	8	2005	3	1,227	N	N	3630 A FRANCIS AVE N
11	197220	0618	4/06	\$445,000	1,460	0	8	2005	3	1,274	N	N	3630 B FRANCIS AVE N
11	569400	0942	2/05	\$432,000	1,470	240	8	1999	3	1,343	N	N	721 N 43RD ST
11	193130	1238	12/05	\$469,950	1,470	0	8	2000	3	780	N	N	718 N 41ST ST
11	193130	1236	5/06	\$580,000	1,470	0	8	2000	3	1,860	N	N	716 N 41ST ST
11	197220	0306	11/06	\$507,250	1,480	0	8	2002	3	1,075	N	N	3619 GREENWOOD AVE N
11	751750	0555	11/05	\$521,400	1,490	180	8	2005	3	1,001	Y	N	4507 PALATINE AVE N
11	751750	0511	6/07	\$567,000	1,500	630	8	2002	3	2,520	Y	N	115 N 46TH ST
11	751750	0511	8/06	\$500,000	1,500	630	8	2002	3	2,520	Y	N	115 N 46TH ST
11	569400	0750	9/05	\$650,000	1,500	0	8	2002	3	3,038	N	N	4317 LINDEN AVE N
11	197220	0850	3/07	\$525,000	1,500	0	8	2004	3	1,169	N	N	3813 A EVANSTON AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	952110	0557	2/05	\$430,000	1,510	0	8	2004	3	1,195	N	N	616 A N 45TH ST
11	952110	0560	1/05	\$425,000	1,510	0	8	2004	3	1,226	N	N	618 A N 45TH ST
11	812970	0187	8/05	\$455,000	1,510	0	8	2005	3	1,375	N	N	4421 A FRANCIS AVE N
11	812970	0186	10/05	\$460,000	1,510	0	8	2005	3	1,380	N	N	4421 B FRANCIS AVE N
11	952210	0520	7/06	\$598,950	1,520	0	8	1928	5	3,750	N	N	319 N 46TH ST
11	197220	0721	8/06	\$620,000	1,520	190	8	2006	3	1,081	N	N	3676 DAYTON AVE N
11	197220	0720	8/06	\$610,000	1,520	190	8	2006	3	1,269	N	N	3678 DAYTON AVE N
11	812970	0490	5/06	\$760,000	1,540	1,090	8	1926	5	5,000	N	N	4321 FRANCIS AVE N
11	569350	1101	4/07	\$574,000	1,560	0	8	2006	3	1,439	N	N	506 N 44TH ST
11	569350	1100	12/06	\$625,000	1,560	0	8	2006	3	1,466	N	N	500 N 44TH ST
11	569350	1102	4/07	\$593,000	1,560	0	8	2006	3	2,091	N	N	508 N 44TH ST
11	197220	0573	3/05	\$400,501	1,570	0	8	1997	3	1,362	N	N	413 N 39TH ST
11	661000	0425	12/06	\$575,000	1,580	610	8	1931	3	3,454	Y	N	4335 2ND AVE NW
11	193130	0980	5/07	\$560,000	1,600	0	8	1901	5	2,549	N	N	4016 LINDEN AVE N
11	569350	1440	1/06	\$489,000	1,600	0	8	2005	3	1,424	N	N	4436 EVANSTON AVE N
11	569350	1441	12/05	\$511,950	1,600	0	8	2005	3	1,425	N	N	4434 EVANSTON AVE N
11	569350	0222	3/07	\$482,000	1,600	0	8	2006	3	1,451	N	N	509 B N 43RD ST
11	569350	0221	2/07	\$475,000	1,600	0	8	2006	3	1,452	N	N	509 A N 43RD ST
11	197220	0726	6/06	\$579,000	1,604	172	8	2006	3	1,152	N	N	3670 A DAYTON AVE N
11	197220	0725	1/07	\$542,000	1,604	172	8	2006	3	1,248	N	N	3670 B DAYTON AVE N
11	193130	0900	3/06	\$487,500	1,620	0	8	1926	3	3,358	N	N	4027 AURORA AVE N
11	569400	1063	4/05	\$450,000	1,640	250	8	1999	3	1,520	N	N	713 N 43RD ST
11	197220	0723	1/07	\$540,000	1,650	80	8	2006	3	1,219	N	N	507 N 39TH ST
11	197220	0722	8/06	\$565,000	1,650	80	8	2006	3	1,431	N	N	509 N 39TH ST
11	812970	0231	7/06	\$582,250	1,690	420	8	2002	3	1,991	N	N	406 N 44TH ST
11	197220	0876	2/07	\$515,000	1,690	180	8	2006	3	1,123	N	N	513 N 39TH ST
11	197220	0877	1/07	\$525,000	1,690	180	8	2006	3	1,123	N	N	517 N 39TH ST
11	197220	0875	2/07	\$540,000	1,690	180	8	2006	3	1,170	Y	N	3839 EVANSTON AVE N
11	197220	0880	11/06	\$579,500	1,690	180	8	2006	3	1,227	N	N	3841 EVANSTON AVE N
11	197220	0881	10/06	\$562,500	1,690	180	8	2006	3	1,227	N	N	3843 EVANSTON AVE N



**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	197220	0878	9/06	\$599,950	1,690	180	8	2006	3	1,363	N	N	519 N 39TH ST
11	197220	0882	8/06	\$640,000	1,690	180	8	2006	3	1,487	N	N	3845 EVANSTON AVE N
11	569400	0768	6/06	\$464,000	1,700	0	8	2002	3	1,481	N	N	4313 B LINDEN AVE N
11	812970	0410	7/07	\$570,000	1,750	0	8	2006	3	1,821	N	N	4322 B FRANCIS AVE N
11	569350	0220	2/07	\$550,000	1,750	0	8	2006	3	2,098	N	N	507 N 43RD ST
11	197220	0727	5/06	\$559,000	1,766	143	8	2006	3	1,300	N	N	3672 B DAYTON AVE N
11	197220	0728	5/06	\$550,000	1,766	143	8	2006	3	1,300	N	N	3672 A DAYTON AVE N
11	812970	1060	4/05	\$536,000	1,780	550	8	1908	4	4,100	N	N	4226 PHINNEY AVE N
11	197220	0305	2/05	\$489,000	1,800	0	8	2002	3	2,100	N	N	3617 GREENWOOD AVE N
11	193030	0475	6/07	\$812,000	1,800	0	8	1906	5	5,600	N	N	4017 EVANSTON AVE N
11	569350	1442	2/06	\$600,000	1,800	0	8	2005	3	2,151	N	N	607 N 45TH ST
11	812970	0600	6/06	\$650,000	1,820	0	8	1952	3	5,000	N	N	4330 PHINNEY AVE N
11	812970	0411	6/07	\$599,000	1,830	0	8	2006	3	1,824	N	N	4322 A FRANCIS AVE N
11	812970	0565	3/05	\$465,000	1,840	0	8	2001	3	1,500	N	N	4318 PHINNEY AVE N
11	812970	0185	9/05	\$605,000	1,900	0	8	2005	3	2,256	N	N	4419 FRANCIS AVE N
11	812970	0795	8/06	\$650,000	1,920	0	8	1914	4	3,500	Y	N	4227 PHINNEY AVE N
11	798640	0730	11/07	\$775,000	1,930	210	8	1911	5	6,885	Y	N	130 NW 48TH ST
11	953010	1050	7/05	\$608,000	1,960	0	8	2004	3	2,790	Y	N	211 NW MARKET ST
11	193030	0655	6/07	\$718,000	1,970	780	8	1999	3	6,400	N	N	4114 DAYTON AVE N
11	812970	0412	5/07	\$594,950	1,970	0	8	2006	3	1,694	N	N	4324 A FRANCIS AVE N
11	812970	0413	5/07	\$594,950	1,980	0	8	2006	3	1,698	N	N	4324 B FRANCIS AVE N
11	569350	1150	6/05	\$532,500	2,000	0	8	2004	3	2,193	N	N	4426 DAYTON AVE N
11	812970	0042	8/06	\$569,950	2,090	370	8	1998	3	1,540	N	N	4419 PHINNEY AVE N
11	812970	0044	1/06	\$550,000	2,090	370	8	1998	3	1,540	N	N	4417 PHINNEY AVE N
11	798640	0360	4/06	\$685,000	2,160	0	8	1926	4	5,000	Y	N	220 NW 49TH ST
11	812970	0255	5/06	\$645,000	2,160	0	8	2005	3	2,578	N	N	4414 PHINNEY AVE N
11	812970	0255	2/06	\$599,950	2,160	0	8	2005	3	2,578	N	N	4414 PHINNEY AVE N
11	812970	0265	7/06	\$725,000	2,210	0	8	1919	4	4,500	Y	N	4418 PHINNEY AVE N
11	569350	0940	11/06	\$640,000	2,230	0	8	1911	3	5,500	N	N	4325 DAYTON AVE N
11	569350	0541	11/07	\$729,000	2,240	0	8	2004	3	2,287	N	N	4324 EVANSTON AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	569350	0541	2/05	\$554,000	2,240	0	8	2004	3	2,287	N	N	4324 EVANSTON AVE N
11	798640	1276	7/06	\$655,000	2,580	0	8	1994	3	2,545	Y	N	104 NW 47TH ST
11	751750	0440	1/07	\$775,000	2,660	620	8	2004	3	3,600	Y	N	4501 2ND AVE NW
11	751750	0361	1/07	\$797,500	3,530	0	8	1977	3	5,884	N	N	4506 3RD AVE NW
11	812970	0711	5/06	\$560,000	1,130	630	9	2006	3	1,738	N	N	4308 A GREENWOOD AVE N
11	812970	0710	5/06	\$575,000	1,130	630	9	2006	3	1,741	N	N	4310 A GREENWOOD AVE N
11	812970	0024	9/05	\$598,000	1,400	300	9	1999	3	1,643	N	N	4423 PHINNEY AVE N
11	661000	0986	9/07	\$675,000	1,490	0	9	2007	3	2,099	Y	N	4411 GREENWOOD AVE N
11	661000	0591	7/06	\$908,000	1,570	900	9	2005	3	5,500	Y	N	4229 1ST AVE NW
11	812970	0030	4/06	\$595,000	1,590	420	9	1999	3	1,601	N	N	4423 A PHINNEY AVE N
11	197220	0747	10/05	\$674,000	1,660	580	9	2001	3	2,499	N	N	3652 DAYTON AVE N
11	197220	0745	7/07	\$700,000	1,660	580	9	2001	3	2,499	N	N	3654 DAYTON AVE N
11	812970	0015	9/05	\$675,000	1,780	460	9	1999	3	1,810	Y	N	4423 PHINNEY AVE N
11	953010	1030	4/06	\$920,000	1,780	700	9	2005	3	5,979	Y	N	5002 3RD AVE NW
11	181980	0230	8/07	\$860,000	1,900	940	9	1905	5	6,200	Y	N	4102 2ND AVE NW
11	812970	0712	6/06	\$650,000	2,180	220	9	2006	3	1,737	N	N	4308 B GREENWOOD AVE N
11	812970	0713	5/06	\$655,000	2,180	220	9	2006	3	1,741	N	N	4310 B GREENWOOD AVE N
11	812970	0580	12/06	\$710,000	2,200	0	9	2001	3	2,500	N	N	4322 PHINNEY AVE N
11	193030	0050	4/05	\$750,000	2,260	0	9	1916	4	4,000	N	N	602 N 41ST ST
11	798640	0645	11/07	\$878,000	2,270	960	9	2001	3	6,000	Y	N	202 NW 48TH ST
11	661000	0861	9/07	\$875,000	2,580	0	9	1988	3	3,300	Y	N	102 N 42ND ST
11	197220	0935	5/05	\$730,000	1,800	380	10	2001	3	1,574	N	N	3814 A EVANSTON AVE N
11	751750	0473	6/07	\$1,280,000	2,280	1,010	10	2005	3	6,000	Y	N	121 NW 46TH ST
11	751750	0473	3/05	\$989,000	2,280	1,010	10	2005	3	6,000	Y	N	121 NW 46TH ST
11	751750	0180	8/05	\$944,500	2,770	730	10	2000	3	5,040	Y	N	4615 1ST AVE NW

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0195	6/05	\$540,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	045500	0590	11/06	\$514,000	RELOCATION - SALE TO SERVICE
3	045500	0615	6/07	\$766,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	045500	0644	7/06	\$360,000	NON REPRESENTATIVE SALE
3	045500	0790	3/06	\$992,500	SEGREGATION AND/OR MERGER
3	045500	0842	5/06	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	445480	0120	12/07	\$479,950	MULTIPLE PARCEL SALE
3	445480	0120	3/05	\$157,500	PARTIAL INTEREST SALE
3	445480	0150	12/07	\$479,950	MULTIPLE PARCEL SALE
3	445480	0150	3/05	\$157,500	MULTIPLE PARCEL SALE
3	686520	0145	2/05	\$525,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	686520	0145	2/07	\$675,000	RELOCATION - SALE TO SERVICE
3	686520	0160	11/07	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	686520	0207	2/05	\$432,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	686520	0570	5/05	\$581,500	NO MARKET EXPOSURE
3	686520	0585	2/05	\$525,000	NO MARKET EXPOSURE
3	751750	0035	1/07	\$625,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	751750	0055	4/05	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	798640	0080	9/07	\$256,116	RELATED PARTY, FRIEND, OR NEIGHBOR
3	798640	0180	12/07	\$390,000	NO MARKET EXPOSURE
3	798640	0245	5/05	\$254,000	QUESTIONABLE PER APPRAISAL
3	798640	0865	3/05	\$460,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	798640	1005	11/06	\$67,340	STATEMENT TO DOR
3	798640	1100	6/05	\$280,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	813770	0065	6/06	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	0685	11/07	\$592,000	NO MARKET EXPOSURE
3	928780	0685	10/07	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	0970	5/07	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	1390	7/05	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	1405	10/07	\$404,650	FORCED SALE
3	928780	1405	7/06	\$440,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	1500	3/05	\$281,300	MORE THAN 1 IMP
3	928780	1700	3/06	\$445,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	928780	1870	8/05	\$679,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	0155	2/06	\$480,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	0220	2/07	\$575,000	TEARDOWN SALE
3	952110	0315	11/07	\$664,745	NEW CONSTRUCTION DOLLARS>0
3	952110	0775	10/07	\$650,000	NEW CONSTRUCTION DOLLARS>0
3	952110	0795	4/05	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	1183	8/06	\$485,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952110	1183	11/07	\$337,000	IMP CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	952110	1221	3/05	\$290,000	NON REPRESENTATIVE SALE
3	952110	1280	7/06	\$200,000	NON REPRESENTATIVE SALE
3	952110	1310	8/06	\$445,760	TEARDOWN SALE
3	952110	1465	1/07	\$80,369	STATEMENT TO DOR
3	952110	1566	2/05	\$475,000	STATEMENT TO DOR
3	952110	1586	2/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952210	0126	10/05	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952210	0306	1/05	\$420,000	NON REPRESENTATIVE SALE
3	952210	0395	12/05	\$2,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952310	1930	4/07	\$515,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	1975	3/06	\$470,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2190	7/07	\$600,000	NEW CONSTRUCTION DOLLARS>0
3	952310	2445	7/06	\$469,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2581	2/07	\$510,546	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2820	5/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2920	3/05	\$630,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2960	12/05	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2960	12/06	\$557,854	NEW CONSTRUCTION DOLLARS>0
3	952310	2980	7/06	\$561,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	3030	11/05	\$520,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	3206	8/07	\$70,000	STATEMENT TO DOR
3	952310	3350	4/06	\$556,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	3550	2/07	\$735,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4052	12/07	\$338,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4060	12/05	\$350,000	TEARDOWN SALE
3	952310	4081	6/05	\$518,500	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4160	6/05	\$235,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4280	3/05	\$710,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	4280	3/05	\$533,000	NON REPRESENTATIVE SALE
3	952310	4765	3/05	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952510	0015	3/06	\$815,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952560	0010	4/07	\$317,400	QUIT CLAIM DEED
3	953010	0310	8/06	\$450,000	NON REPRESENTATIVE SALE
3	953010	1105	7/06	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	953010	1380	1/05	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	953010	1600	12/07	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	953010	1720	12/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	953010	1760	12/05	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	009100	0025	6/07	\$590,000	MORE THAN 1 IMP
8	009100	0170	4/05	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	062504	9148	6/07	\$467,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	062504	9166	2/07	\$493,000	NEW CONSTRUCTION DOLLARS>0
8	062504	9176	8/05	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	062504	9185	5/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	062504	9192	4/05	\$366,500	IMP CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	062504	9194	5/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	062504	9201	8/05	\$524,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	062504	9209	9/06	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	0825	2/05	\$599,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	1055	6/07	\$485,000	NEW CONSTRUCTION DOLLARS>0
8	181480	1135	11/06	\$546,900	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	1175	7/07	\$615,000	NEW CONSTRUCTION DOLLARS>0
8	181480	1370	4/06	\$493,000	NEW CONSTRUCTION DOLLARS>0
8	181480	1390	12/06	\$498,000	NEW CONSTRUCTION DOLLARS>0
8	181480	1460	7/06	\$520,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	181480	1460	2/06	\$515,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	192380	0145	9/06	\$173,900	BUILDER OR DEVELOPER SALE
8	192380	0175	7/07	\$37,557	RELATED PARTY, FRIEND, OR NEIGHBOR
8	233130	0211	9/05	\$387,000	NO MARKET EXPOSURE
8	233130	0395	5/07	\$576,066	IMP CHARACTERISTICS CHANGED SINCE SALE
8	233130	0415	10/05	\$327,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	233130	0571	7/07	\$411,353	IMP CHARACTERISTICS CHANGED SINCE SALE
8	270810	0394	9/07	\$128,742	PARTIAL INTEREST SALE
8	270810	0515	5/07	\$675,000	SEGREGATION AND/OR MERGER
8	270810	0645	6/05	\$409,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	270810	0740	5/06	\$335,000	NON REPRESENTATIVE SALE
8	336240	0450	6/07	\$36,308	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336240	0470	3/05	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336240	0535	8/06	\$565,000	MORE THAN 1 IMP
8	336240	0705	10/06	\$479,000	MORE THAN 1 IMP
8	336240	0825	3/05	\$282,000	QUESTIONABLE PER APPRAISAL
8	336240	1171	6/05	\$438,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336240	1290	4/06	\$694,550	MORE THAN 1 IMP
8	336240	1555	6/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336290	0026	6/06	\$575,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336290	0026	6/05	\$427,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336290	0280	8/07	\$435,000	NO MARKET EXPOSURE
8	336290	0401	2/07	\$1,175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336290	0430	6/05	\$452,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336290	0466	5/07	\$874,000	RELOCATION - SALE BY SERVICE
8	336290	0466	3/07	\$874,000	RELOCATION - SALE TO SERVICE
8	336290	0675	10/05	\$121,485	NON REPRESENTATIVE SALE
8	336290	0730	5/06	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336340	0155	4/05	\$451,000	NEW CONSTRUCTION DOLLARS>0
8	336340	0280	8/06	\$470,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336340	0460	7/05	\$391,500	RELOCATION - SALE TO SERVICE
8	336340	0490	2/07	\$725,000	MORE THAN 1 IMP
8	336340	0705	9/06	\$131,781	QUIT CLAIM DEED
8	336390	0280	10/06	\$482,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	0085	3/06	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	379700	0085	5/05	\$425,000	EXEMPT FROM EXCISE TAX
8	379700	0085	5/05	\$625,000	FORCED SALE
8	379700	0204	10/05	\$438,500	RELOCATION - SALE TO SERVICE
8	379700	0290	11/05	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	0380	1/05	\$290,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	0615	4/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	1335	4/06	\$90,914	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	1655	11/06	\$550,000	NEW CONSTRUCTION DOLLARS>0
8	379700	1665	3/05	\$438,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	1765	7/06	\$599,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	2035	4/05	\$349,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	379700	2220	9/07	\$290,000	QUESTIONABLE PER APPRAISAL
8	379700	2460	1/07	\$750,000	ASSUMPTION OF MORTGAGE
8	379700	2545	8/06	\$225,000	NON REPRESENTATIVE SALE
8	643000	0095	12/05	\$369,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643000	0206	8/05	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643000	0380	10/06	\$11,000	QUIT CLAIM DEED
8	643000	0505	8/06	\$760,000	RELOCATION - SALE TO SERVICE
8	643000	0590	4/05	\$455,000	MULTIPLE PARCEL SALE
8	643000	0755	8/07	\$60,000	QUIT CLAIM DEED
8	643000	0785	10/05	\$120,996	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643000	0890	12/05	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	643050	0010	9/06	\$461,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0046	3/05	\$260,750	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0089	12/05	\$37,150	PARTIAL INTEREST SALE
8	643050	0101	12/05	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	643050	0182	6/06	\$507,500	TEARDOWN SALE
8	643050	0209	1/07	\$310,000	STATEMENT TO DOR
8	643050	0296	1/06	\$357,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0324	6/06	\$295,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643100	0245	12/05	\$35,650	QUIT CLAIM DEED
8	643100	0245	1/06	\$59,739	STATEMENT TO DOR
8	643100	0395	2/06	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643100	0555	8/05	\$135,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643100	0705	6/06	\$609,950	BUILDER OR DEVELOPER SALE
8	643100	0715	12/06	\$420,000	TEARDOWN SALE
8	643100	0740	7/07	\$400,000	TEARDOWN SALE
8	643100	0750	1/07	\$399,000	TEARDOWN SALE
8	669050	0070	1/05	\$379,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	946820	0010	6/06	\$30,484	QUIT CLAIM DEED
8	946820	0021	10/05	\$579,000	NEW CONSTRUCTION DOLLARS>0
8	946820	0025	12/06	\$935,000	RELOCATION - SALE TO SERVICE
8	946820	0095	4/05	\$749,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	946820	0175	10/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	132430	0020	4/06	\$620,000	SEGREGATION AND/OR MERGER

**Improved Sales Removed From This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	132430	0290	3/05	\$397,850	IMP CHARACTERISTICS CHANGED SINCE SALE
11	132430	0465	9/07	\$150,001	QUIT CLAIM DEED
11	132430	0545	3/07	\$236,027	RELATED PARTY, FRIEND, OR NEIGHBOR
11	181980	0081	12/05	\$437,500	IMP CHARACTERISTICS CHANGED SINCE SALE
11	181980	0165	9/07	\$535,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	181980	0321	2/07	\$460,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	0420	11/06	\$167,773	RELATED PARTY, FRIEND, OR NEIGHBOR
11	193030	0455	5/06	\$2,124	QUIT CLAIM DEED
11	193030	0535	5/05	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	0750	3/06	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	1165	10/05	\$403,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	1220	2/06	\$389,500	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193130	0830	11/06	\$342,400	RELATED PARTY, FRIEND, OR NEIGHBOR
11	193130	0980	9/05	\$650,000	SEGREGATION AND/OR MERGER
11	193130	1065	5/06	\$1,350,000	MULTIPLE PARCEL SALE
11	193130	1230	8/05	\$500,000	MULTIPLE PARCEL SALE
11	197220	0190	11/06	\$345,000	PARTIAL INTEREST SALE
11	197220	0190	10/07	\$796,000	TEARDOWN SALE
11	197220	0245	11/07	\$534,950	IMP CHARACTERISTICS CHANGED SINCE SALE
11	197220	0245	2/06	\$500,000	TEARDOWN SALE
11	197220	0305	2/05	\$489,000	RELOCATION - SALE TO SERVICE
11	197220	0320	8/07	\$800,000	TEARDOWN SALE
11	197220	0323	12/07	\$499,000	SEGREGATION AND/OR MERGER
11	197220	0325	4/06	\$1,750,000	TEARDOWN SALE
11	197220	0330	4/06	\$1,750,000	MULTIPLE PARCEL SALE
11	197220	0331	9/06	\$340,000	TEARDOWN SALE
11	197220	0664	4/06	\$435,000	NON REPRESENTATIVE SALE
11	197220	0747	10/05	\$674,000	RELOCATION - SALE TO SERVICE
11	197220	1280	11/07	\$272,333	MULTIPLE PARCEL SALE
11	197220	1280	11/07	\$272,333	PARTIAL INTEREST SALE
11	197220	1280	11/07	\$272,333	PARTIAL INTEREST SALE
11	197220	1285	11/07	\$272,333	MULTIPLE PARCEL SALE
11	197220	1285	11/07	\$272,333	MULTIPLE PARCEL SALE
11	197220	1285	11/07	\$272,333	PARTIAL INTEREST SALE
11	197220	1380	11/07	\$272,333	MULTIPLE PARCEL SALE
11	197220	1380	11/07	\$272,333	PARTIAL INTEREST SALE
11	197220	1380	11/07	\$272,333	PARTIAL INTEREST SALE
11	197220	1555	7/05	\$411,600	IMP CHARACTERISTICS CHANGED SINCE SALE
11	197220	1660	5/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	197220	3785	10/07	\$5,750,000	MULTIPLE PARCEL SALE
11	569350	0345	12/07	\$586,751	NEW CONSTRUCTION DOLLARS>0
11	569350	0355	12/07	\$575,632	NEW CONSTRUCTION DOLLARS>0
11	569350	0355	10/05	\$600,000	TEARDOWN SALE
11	569350	0358	12/07	\$514,973	NEW CONSTRUCTION DOLLARS>0
11	569350	1235	7/07	\$805,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	569500	0122	4/06	\$267,500	TEARDOWN SALE
11	569500	0122	2/05	\$257,500	TEARDOWN SALE
11	661000	0650	12/06	\$580,000	RELOCATION - SALE TO SERVICE
11	661000	0885	6/07	\$6,000	QUIT CLAIM DEED
11	661000	0905	6/05	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	661000	0915	3/07	\$1,450,000	MULTIPLE PARCEL SALE
11	661000	0920	3/07	\$1,450,000	MULTIPLE PARCEL SALE
11	661000	0940	4/07	\$591,090	IMP CHARACTERISTICS CHANGED SINCE SALE
11	744500	0050	6/06	\$479,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	751750	0280	5/06	\$170,989	PARTIAL INTEREST SALE
11	751750	0410	10/06	\$450,000	TEARDOWN SALE
11	798640	0510	4/06	\$560,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	798640	1350	9/05	\$143,500	PARTIAL INTEREST SALE
11	812970	0030	4/06	\$595,000	RELOCATION - SALE TO SERVICE
11	812970	0110	5/05	\$545,950	IMP CHARACTERISTICS CHANGED SINCE SALE
11	812970	0660	7/06	\$629,000	PREVIOUS IMP VALUE<=25,000
11	812970	0680	9/07	\$699,850	PREVIOUS IMP VALUE<=25,000
11	812970	1120	9/05	\$446,000	NEW CONSTRUCTION DOLLARS>0
11	858440	0070	6/05	\$387,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	858440	0140	9/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	952210	0500	3/05	\$136,309	QUIT CLAIM DEED
11	953010	1015	6/07	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE



## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.0%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +12.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### **Area 42 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.990 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	4	0.918	1.037	13.0%	0.855	1.218
6	75	0.886	0.986	11.3%	0.956	1.016
7	413	0.873	0.992	13.6%	0.979	1.005
8	273	0.880	0.986	12.0%	0.973	0.999
9	60	0.847	0.997	17.7%	0.970	1.024
10	6	0.920	0.970	5.4%	0.854	1.087
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1909	106	0.863	1.004	16.4%	0.978	1.031
1910-1919	167	0.869	0.987	13.5%	0.968	1.006
1920-1935	178	0.857	0.979	14.3%	0.959	0.999
1936-1949	32	0.886	0.991	11.8%	0.939	1.042
1950-1959	35	0.861	0.984	14.3%	0.934	1.034
1960-1969	8	0.887	0.984	10.8%	0.837	1.130
1970-1979	9	0.864	1.011	17.0%	0.884	1.138
1980-1989	31	0.895	1.010	12.9%	0.968	1.053
1990-1999	47	0.861	0.986	14.5%	0.952	1.019
2000-2007	218	0.897	0.992	10.6%	0.979	1.005
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	5	1.056	1.039	-1.6%	0.964	1.114
Average	396	0.886	0.994	12.3%	0.983	1.006
Good	242	0.856	0.983	14.8%	0.966	0.999
Very Good	188	0.869	0.988	13.6%	0.969	1.007
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	286	0.867	0.982	13.2%	0.966	0.997
1.5	209	0.857	0.999	16.6%	0.981	1.018
2	145	0.875	0.997	13.9%	0.978	1.016
2.5	20	0.841	0.959	14.0%	0.927	0.992
3	167	0.917	0.988	7.7%	0.973	1.003
3.5	4	0.766	0.948	23.8%	0.883	1.012

## **Area 42 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.990 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
500-799	63	0.858	0.978	14.0%	0.945	1.012
800-999	121	0.874	0.985	12.7%	0.962	1.008
1000-1299	191	0.894	0.993	11.1%	0.976	1.010
1300-1599	201	0.892	1.011	13.3%	0.993	1.028
1600-1999	167	0.855	0.978	14.4%	0.961	0.996
2000-2499	67	0.858	0.987	15.0%	0.959	1.015
2500-4599	21	0.854	0.957	12.1%	0.898	1.017
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	664	0.875	0.993	13.5%	0.983	1.002
Yes	167	0.873	0.980	12.2%	0.962	0.998
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	831	0.874	0.990	13.2%	0.981	0.998
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	250	0.868	0.985	13.4%	0.969	1.000
8	293	0.872	0.992	13.8%	0.977	1.007
11	288	0.883	0.993	12.5%	0.980	1.006
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
650-2299	199	0.918	0.995	8.5%	0.982	1.009
2300-2999	61	0.864	0.988	14.4%	0.959	1.018
3000-3999	243	0.847	0.985	16.3%	0.968	1.001
4000-4999	165	0.884	1.005	13.7%	0.983	1.026
5000-5999	106	0.858	0.987	15.0%	0.963	1.010
6000-12999	57	0.872	0.966	10.7%	0.929	1.002

### **Area 42 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.990 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

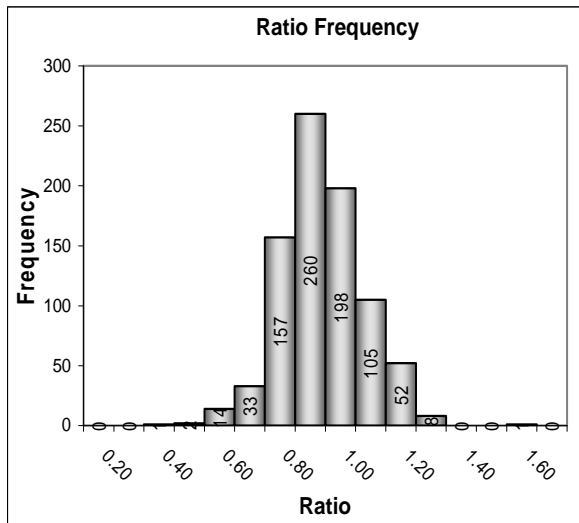
View Utilization Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	765	0.877	0.990	12.8%	0.981	0.998
Yes	66	0.852	0.993	16.5%	0.959	1.027
High Traffic Noise Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	770	0.878	0.990	12.8%	0.982	0.999
Yes	61	0.831	0.985	18.5%	0.951	1.018
Mountain, Seattle Skyline, or Water Views Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	706	0.876	0.992	13.3%	0.983	1.002
Yes	125	0.866	0.979	13.0%	0.958	1.000
Neighborhood	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	60	0.875	0.983	12.3%	0.950	1.015
2	107	0.860	1.002	16.5%	0.976	1.028
3	28	0.833	1.002	20.3%	0.954	1.051
4	19	0.917	0.982	7.0%	0.902	1.061
5	79	0.890	0.985	10.6%	0.956	1.014
6	36	0.880	0.985	11.9%	0.943	1.028
7	135	0.872	0.984	12.9%	0.961	1.006
8	79	0.855	0.985	15.3%	0.958	1.013
9	49	0.903	0.976	8.1%	0.943	1.010
10	89	0.936	0.996	6.4%	0.977	1.016
11	25	0.784	1.026	30.9%	0.971	1.082
12	70	0.855	0.997	16.7%	0.969	1.026
13	52	0.860	0.999	16.2%	0.974	1.023
14	3	0.664	0.753	13.3%	0.399	1.106

## Physical Inspection Ratio Study Report (Before)

### 2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 6/30/2008	Sales Dates: 1/2005- 12/2007
Area Phinney Ridge / 42	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	831		
Mean Assessed Value	461,700		
Mean Sales Price	528,000		
Standard Deviation AV	119,413		
Standard Deviation SP	147,542		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.889		
Median Ratio	0.884		
Weighted Mean Ratio	0.874		
UNIFORMITY			
Lowest ratio	0.380		
Highest ratio:	1.520		
Coefficient of Dispersion	12.06%		
Standard Deviation	0.137		
Coefficient of Variation	15.42%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.872		
Upper limit	0.891		
95% Confidence: Mean			
Lower limit	0.880		
Upper limit	0.899		
SAMPLE SIZE EVALUATION			
N (population size)	4784		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.137		
Recommended minimum:	30		
Actual sample size:	831		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	434		
# ratios above mean:	397		
z:	1.284		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency



#### COMMENTS:

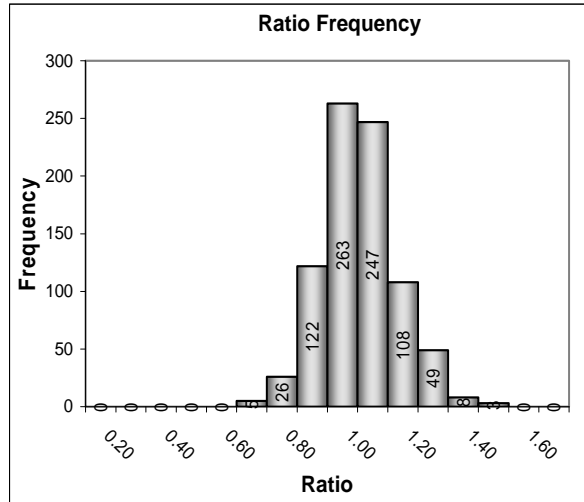
1 to 3 Unit Residences throughout area 42

## Physical Inspection Ratio Study Report (After)

### 2008 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 6/30/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> Phinney Ridge / 42	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	831
Mean Assessed Value	522,600
Mean Sales Price	528,000
Standard Deviation AV	128,628
Standard Deviation SP	147,542
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	1.005
Median Ratio	1.000
Weighted Mean Ratio	0.990
<b>UNIFORMITY</b>	
Lowest ratio	0.627
Highest ratio:	1.470
Coefficient of Dispersion	9.69%
Standard Deviation	0.123
Coefficient of Variation	12.28%
Price Related Differential (PRD)	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.988
Upper limit	1.012
<b>95% Confidence: Mean</b>	
Lower limit	0.997
Upper limit	1.013
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4784
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.123
Recommended minimum:	24
Actual sample size:	831
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	423
# ratios above mean:	408
z:	0.520
Conclusion:	Normal*
*i.e. no evidence of non-normality	



#### COMMENTS:

1 to 3 Unit Residences throughout area 42

Both assessment level and uniformity have been improved by application of the recommended values.

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

### **Definition and Date of Value Estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

**RCW 84.40.030** *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property Rights Appraised:**

#### **Fee Simple**

***Wash Constitution Article 7 § 1 Taxation:*** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

***Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)*** *“the entire [fee] estate is to be assessed and taxed as a unit”*

***Folsom v. Spokane County, 111 Wn. 2d 256 (1988)*** *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”



#### Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

**Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

**Scott Noble**  
*Assessor*

### MEMORANDUM

DATE: January 7, 2008  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2008 Revaluation for 2009 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue

guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr